



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
June 25, 2026, 8:30 A.M.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (*free of charge*) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD- Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

- I. Call to order, determination of a quorum, and roll call
- II. Review and approval of the May 28, 2026 Historic Preservation Board meeting minutes
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report
 - i. 2430 New Jersey Road*
 - ii. 632 Easton Street*
 - iii. 2304 Carolina Avenue*
 - iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
 - v. 412 N. Massachusetts Avenue*
 - vi. 104-106 E. Main Street (Hartsell Building)
 - vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
 - viii. 809 Cornelia Avenue
 - ix. 504 W. Beacon Road*
- IV. New Business:
 - A. Informational Presentation: Florida Southern College Campus Updates
 - B. Informational Presentation: CRA Master Plan Updates for Dixieland, Downtown, and Midtown

BOTH PRESENTATIONS TO BE HELD IMMEDIATELY FOLLOWING DESIGN REVIEW COMMITTEE MEETING
- V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD

City Commission Chambers

Thursday, May 28, 2026

8:30 a.m.

(Please note: These meeting minutes comply with FS 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board met in Regular Session; Bruce Anderson, Abigail Hunt-Tidwell, Ricardo Jimenez, Natalie Oldenkamp, Chris Olson and Michael Porter were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. **Call to Order and Determination of a Quorum**

Chair Dr. Bruce Anderson called the Thursday, May 28, 2026 meeting of the Historic Preservation Board ("Board") to order at 8:30 a.m. A quorum was reached, as six Board members were present.

II. **Review and Approval of Previous Meeting Minutes**

Ms. Abigail Hunt-Tidwell motioned to approve the April 23, 2026 meeting minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 6—0.

III. **Old Business:**

A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster provided the Board with an update on 220 W. Magnolia Street.

- i. 2430 New Jersey Road*
- ii. 632 Easton Street*
- iii. 2304 Carolina Avenue*
- iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
- v. 412 N. Massachusetts Avenue*
- vi. 104-106 E. Main Street (Hartsell Building)
- vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
- ~~viii. 220 W. Magnolia Street*~~
- ix. 809 Cornelia Avenue
- x. 183 Lake Morton Drive (Wilsonian Apartments)

*Not located within a Historic District; brief building histories provided to Board

IV. **New Business:**

A. Annual Review immediately following Design Review Committee Meeting

V. **Adjourn for Design Review Committee.**

The meeting adjourned at 8:36 a.m.

The Historic Preservation Board reconvened at 9:08 a.m. for the annual review presentation by staff. Ms. Foster presented an overview of the case statistics and completed projects for the 2025 calendar year, as well as Historic Preservation Program achievements and future HPB initiatives. The meeting adjourned at 9:23 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chambers
June 25, 2026
immediately following the Historic Preservation Board Meeting

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (*free of charge*) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

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- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the May 28, 2026 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. [HPB26-019 – 749 Vistabula Street](#) – Final Approval requested to demolish the house at the subject address. Owner: Dechomai Asset Trust, Bryan Clontz, Trustee. Applicant: David Bunch.
 - C. [HPB26-085 – 926 S. Tennessee Avenue](#) – Final Approval requested to construct an addition to the building at the subject address and several minor exterior alterations. Owner: TAMB Real Estate Holdings LLC. Applicant: Sandy Troffer, Grace Design Studios.
 - D. [HPB26-086 – 215 S. Bartow Road](#) – Final Approval requested to demolish the house at the subject address. Owner: HTTP 418, LLC. Applicant: Todd Baylis.
- V. Other Business: None
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, May 28, 2026

Immediately following Historic Preservation Board meeting

(Note: These meeting minutes comply with F.S. 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Bruce Anderson, Ricardo Jimenez, Natalie Oldenkamp, Chris Olson and Michael Porter were present. Historic Preservation Board member Abigail Hunt-Tidwell was also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Michael Porter at 8:36 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Chris Olson made a motion to approve the April 23, 2026 minutes as presented. Dr. Bruce Anderson seconded the motion. The motion passed 5—0.

III. Review of Certificates of Review administratively approved.

A list of thirteen (13) administratively approved Certificate of Review projects covering the period 4/17/26-5/19/26 was included with the agenda packet. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. Oath Administration for Public Testimony by Assistant City Attorney Katie Prenoveau.

B. **HPB26-019 – 749 Vistabula Street** – Final Approval requested to demolish the house at the subject address. Owner: Dechomai Asset Trust, Bryan Clontz, Trustee. Applicant: David Bunch.

Ms. Emily Foster stated that the applicant has requested a one month continuance.

MOTION: Postpone item to June DRC meeting. (B. Anderson/ N. Oldenkamp, 5—0).

C. **HPB26-058 – 120 S. Florida Avenue** – Final Approval requested to demolish the building at the subject address. Owner: Baron Management LLC. Applicant: Cory Petcoff.

Chair Porter introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Emily Foster presented the staff report, stating the subject property is an urban lot in downtown Lakeland consisting of 0.12 acres. On this property is a two-story commercial building, which was built circa 1922 and is a non-contributing building in the Munn Park Historic District. The building exhibits the Masonry Vernacular architectural style, with a brick and stucco exterior and a flat roof. Few historical features remain, such as the window openings and the inset panels near the roofline, both on the second floor north elevation, as this building has been heavily modified. The front façade storefront and windows have been removed or covered, and two drive-through lanes and a modern storefront have been added to the front and north elevation walls. An enclosed bridge has also been added to the rear of the building, connecting to the former Florida National Bank building at 113 S. Tennessee Avenue.

Ms. Foster stated historically, the subject building was originally home to the Lakeland Evening Ledger newspaper, where their offices and presses were housed. In 1960, the Florida National Bank purchased the building and converted the first floor into drive-through teller windows. Unoccupied since the 1970s, the current owner purchased it in January 2014. In justifying the request for demolition, the Applicant states that the request is related to the redevelopment and adaptive reuse of the former Florida National Bank Building located directly behind the subject building. The Florida National Bank Building is planned to be renovated for Prima 135, a modern Italian steakhouse restaurant. The demolition will allow for the relocation of water and sewer lines for the restaurant project, currently located under the subject building. Demolition is proposed to cost approximately \$70,000 and will take approximately three weeks to complete, according to the Applicant. If there is a group interested in salvaging any building materials, the Applicant would work with them as long as all schedules align. As previously described, the subject building has been significantly modified over the years. In addition, according to a 2017 Limited Visual Structural Condition Survey Report obtained by the Applicant from BillerReinhart Engineering Group Inc., the second floor of the building exhibits a severe loss of structural capacity due to termite damage. The report recommends the second floor remain unoccupied until significant repairs are made, which are detailed in the report. After demolition of the subject building and completion of the restaurant project, the property owner proposes to construct a multi-family residential development on the subject property but plans and a timeline for construction have not yet been finalized. The Applicant submitted conceptual architectural drawings that show the potential renovation of the subject building into three residential units.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #9, #10, and Chapter 6 of the Design Guidelines for Historic Properties. With regard to demolition considerations #1 and #2, staff finds the subject building is a non-contributing building in the Munn Park Historic District. This finding was reaffirmed in the 2025 resurvey of the District, due to the significant alterations made in the 1960s. While the building has a historic association with the long-running Lakeland Ledger newspaper, the exterior modifications have altered its original appearance and removed any visual associations to the newspaper offices. The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. The Limited Visual Structural Condition Survey Report provides evidence that the building has significant structural damage, especially present in the second floor. Due to utility conflicts and the placement of a walk-in cooler for the new restaurant,

rerouting of the sewer line has been found unavoidable by City Water Utilities staff. Placing the rerouted line and related easement(s) a sufficient distance from the Florida National Bank building to the west has been the recommended solution. Additionally, given the significance of the Florida National Bank building, which is eligible for individual listing in the National Register of Historic Places according to the 2025 historic district resurvey report, it is reasonable to consider that building's redevelopment and rehabilitation as further justification for the demolition of the non-contributing subject building. Ultimately, this will also allow for new construction along the South Florida Avenue frontage that is consistent with the Design Guidelines. Staff finds the conceptual plan for multi-family residential units adequate to satisfy demolition consideration #3. However, the interim vacant South Florida Avenue street frontage is a major concern; to mitigate this, staff suggests the Applicant design elements, such as a knee wall or other hardscape features, along the South Florida Avenue frontage in combination with landscaping. The walk-in cooler at the rear of the Florida National Bank building will also need to be appropriately screened from public view. These elements would be subject to separate Minor Review approval and must be completed concurrently with the restaurant project.

For the reasons described, staff finds demolition of the subject building is appropriate, as the demolition considerations have been met adequately. Additionally, the request is consistent with the Design Guidelines and the intent of the Historic Preservation Standards. Therefore, staff recommends the following:

1. Approval of the demolition request with the following conditions:
 - a. Staff approval of walk-in cooler screening and design elements, such as a knee wall or other hardscape features, along the South Florida Avenue frontage of the subject property in combination with landscaping to mitigate the interim vacant lot via a Minor Review Application and Building Permit Application, if applicable. This is a requirement before a demolition permit will be approved/issued.
 - b. The subject property may not be designed for surface parking in the interim, but may be designed as a small park or greenspace.
2. Conceptual Approval of the request to redevelop the subject property for a multi-family residential building. A complete set of architectural plans, site plan, and exterior building materials list will be required for Final Approval by the Design Review Committee and will require a separate Major Review application.

Ms. Foster stated the applicant uploaded additional documents for the redevelopment of the property. Ms. Foster presented the conceptual renderings on the overhead screen.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Cory Petcoff was present in support of the request.

In response to Chair Porter, Mr. Petcoff stated he agrees with staff's recommendation.

Discussion ensued.

MOTION: Final approval of the request with the conditions recommended by staff. (B. Anderson/ N. Oldenkamp, 5—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:08 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number	Location	Description	Milestone	Approved
Historic Preservation (14)				
HPB26-073		817 HOLLINGSWORTH RD, LAKELAND, FL 33801	Certificate of Review Issued	05/21/26
		Remove existing solid 6-panel back door and transom and replace with new fiberglass 6-panel door to fill door and transom opening (FL#17184.13).		
HPB26-074		90 LAKE HUNTER DR, LAKELAND, FL 33803	Certificate of Review Issued	05/22/26
		Current Condition of the detached storage building is good. It is a concrete block building, with a shingle roof. It is unlivable, because it does not have electricity and plumbing. The building is for storage only.		
HPB26-075		801 CLAYTON AVE S, LAKELAND, FL 33801	Certificate of Review Issued	05/26/26
		I am restoring a garage with significant termite damage. The header above the garage door must be replaced due to termite damage. The current door is a contemporary single metal garage door. I would like to restore to two, separate doors with a center post. This was the original historic design as evidenced by the remnants of a center base and the existing designs on the two houses one block down at the corner of Cumberland and Lake Hollingsworth. Both have original configurations with one most likely similar in its original wooden door configuration. Simply, I would like to replace the header with a center post as well, install two period doors for a 1930 Tudor Revival Cottage. I would like to first repair the header and submit door design once I have a definitive opening. When the modern door was installed, the opening was decreased slightly on both sides based on original and new lumber. The header repair is critical. It is evident from repair work done prior to my ownership that vertical cracks occurred in the stucco due to slight flex/sag over time. I believe the header installed years ago was not sufficient for the load with the removal of the center post.		
		I also need to replace the double window above the garage door.		
		The existing window was beyond repair with termite damage in the sill and non functioning, loose windows that posed both a risk of breaking as well as not opening as a second exit for fire. I replaced all the windows in the main house this past year. I wish to use the exact same windows in the garage. In this case, it is a 4 over 1 double hung window in bronze. Window world did the replacement for us on the house.		
HPB26-076		711 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803	Certificate of Review Issued	05/27/26
		6' Grey Non Shiny Vinyl Fence		
HPB26-077		522 HUNTER ST, LAKELAND, FL 33803	Certificate of Review Issued	05/27/26
		Replaced a worn chain-link fence with a 6 foot wood fence. The materials used: Pressure treated wood posts, pickets, screws designed for deck/fences. The horizontal braces pressure treated 2 x 4's. It will be sealed with sealer to help preserve it and keep it looking nice and not deteriorated. Concrete for securing standing post. Posts 8 foot tall, but secured to leave ONLY 6 foot height all around. Followed the line of established old fence in side and rear yard.		

HPB26-078 715 PARK HILL AVE, LAKELAND, FL 33801 65' of 6'h wood privacy fence with one gate	Certificate of Review Issued	05/28/26
HPB26-080 733 RUSHING AVE S, LAKELAND, FL 33801 Construct a new privacy fence in rear and side yards of subject property. Fence will be 6' tall made of PT wood dog ear overlapping pickets.	Certificate of Review Issued	06/01/26
HPB26-081 923 LEXINGTON ST, LAKELAND, FL 33801 Replace 8 non-historic windows and 4 mullions in the enclosed front porch area of the subject house, size for size.	Certificate of Review Issued with Conditions	06/03/26
HPB26-082 846 ORANGE ST E, LAKELAND, FL 33801 Replace 2 exterior doors, the front door and the rear door at the back of the house, with a Prairie full lite front door and a 1/2 lite over two panel rear door.	Certificate of Review Issued	06/10/26
HPB26-083 703 NEW YORK AVE S, LAKELAND, FL 33815 New Wood Fence (design Solid Board dog ear) to be installed in side and rear yards of subject property.	Certificate of Review Issued	06/08/26
HPB26-084 703 NEW YORK AVE S, LAKELAND, FL 33815 Like for like replacement of the deteriorated components. The work consisted solely of replacing damaged joists and decking boards with new materials of the same size, spacing, and configuration. No expansion, no change in footprint, no change in height, and no design modifications were made to the existing addition.	Certificate of Review Issued	06/08/26
HPB26-087 65 LAKE MORTON DR, LAKELAND, FL 33801 Install 28 linear feet of 6 ft. tall Coastal Cedar finish PVC fence and two 5 ft. wide single swing gates in the side yards of the subject property.	Certificate of Review Issued	06/08/26
HPB26-089 90 LAKE HUNTER DR, LAKELAND, FL 33803 New installation of 6 ft. tall wood privacy fence in the side and rear yards of the subject property.	Certificate of Review Issued	06/08/26
HPB26-090 1017 PENNSYLVANIA AVE, LAKELAND, FL 33803 Condition: Four street-facing windows have more than 50% of wood rotted and deteriorating needing replacement. Project/Materials: Replace four street-facing windows with windows made of synthetic material that look like a traditional wood window. Windows would have identical matching grille pattern of existing windows. (Muntins to be exterior mounted on exterior glass.) Windows to be recessed to match existing windows. Trim, jamb and sills will remain. Windows will relate directly to the architectural style and character of this 1938 minimalist-traditional home. Double-hung sash windows with a 6/6 simulated divided lite appearance.	Certificate of Review Issued with Conditions	06/12/26

Total Planning Projects Approved: 14



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 25, 2026**

Project #	HPB26-019
Project Type	Demolition
Property Address	749 Vistabula Street
Historic Name	“Chris and Alice Hansen House” (1922 Sanborn, 1921 CD)
Historic District; FMSF#	East Lake Morton Historic District; PO03426
Owner/Applicant	Dechomai Asset Trust, Bryan Clontz, Trustee / David Bunch, Hauger-Bunch, Inc. Realtors
Zoning; Context District; Future Land Use; SPI	MF-12; Urban Neighborhood; Residential Medium; East Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential; Civic; Institutional
Previous Approvals	Accessory Building Demolition, 5/27/2025 (HPB25-106)

REQUEST

The Applicant requests approval to demolish the existing house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located at the southwest corner of Vistabula Street and Michigan Avenue and consists of 0.24 acres (RR Sullivan Addition, Lots 11 & 12). On this property is a one-story single-family house, which was built circa 1921 and is a contributing building in the East Lake Morton Historic District.

Exhibiting the Craftsman Bungalow architectural style, this house features a front-gabled roof with knee brackets and a rectangular attic vent and window combination, notched rafter tails, a hipped roof front porch supported by tapered columns on brick plinths that has been screened, a slant roof porte cochere, and both multi-lite wood casement windows and jalousie windows. The house is a wood-framed structure on brick piers and is clad in asbestos shingle siding. A porch along the east side of the house is original to its construction date according to the 1922 Sanborn Fire Insurance Co. Map, but was enclosed with siding and jalousie windows likely in the mid-20th century.

A two-story detached garage apartment at the rear of the property was partially destroyed by a fallen tree limb; this accessory structure was demolished in 2025 following issuance of a Certificate of Review by staff (Minor Review).

The current owner of the property purchased it in January 2026 and also owns two additional parcels in the block bounded by Lake Morton Drive, Vistabula Street, Michigan Avenue, and Chiles Street that were purchased within the past year. The previous owner of the property had owned it since 1988. The property has been vacant since at least August 2002, when utility services were deactivated.

In justifying the request for demolition, the Applicant states that the house has significant deterioration by not being maintained, termite damage, and inappropriate additions. The limited inspection report prepared by fyi Risk Inspection, Inc. states that the house has major structural damage to the extent the building is unsafe for occupancy. Additionally, a report by Arkay Engineering Inc. noted that the house is “structurally unsafe and should be condemned” citing several building issues such as water and termite damage, knob

and tube electrical wiring, and rusted out cast iron pipes. A proposal to stabilize and restore the house provided by Pop's Preservation LLC estimates a repair cost of \$370,500.

Pop's Preservation LLC also provided a Historic Property Information Report for the Committee's benefit that details the interior and exterior of the house and damage, provides regulatory policies and interpretations, describes the property owner's considerations, and provides a statement from the Applicant.

The Applicant has stated that in recent years the property has become a blight upon the neighborhood and has been subject to numerous Code Enforcement violations. There are no specific plans for reuse of the property other than removal of a blighted condition. The Applicant noted that the structure is located in a prominent mixed-use neighborhood including the AGB Museum, First United Methodist Church, Lakeland Public Library, and The Junior League of Greater Lakeland within the historic Sorosis Building, together with commercial buildings, single-family homes and apartments. According to the Applicant, the purchaser wishes to develop plans for this property that will protect and enhance the neighborhood.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's *Design Guidelines for Historic Properties* ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following section of the LDC applies to this request:

Article 11, Section 6.3.d.

Demolition is generally discouraged and shall be reviewed with regards to:

1. The architectural significance of the building or structure. Architectural significance shall be determined by the DRC at the time of the demolition request and shall be based upon documentation of the property's architectural integrity and historical or cultural significance. Designation of the building or structure as "non-contributing" by the most recent historic district survey does not preclude the DRC from making a determination of architectural significance.
2. The contribution of the building or structure to the history or origins of the historic district.
3. The future utilization of the site, including any replacement buildings or structures.

The following *Design Guidelines* apply to this request:

Chapter 6, Exterior Architectural Features: Alteration and Maintenance
Sub-Chapter 6.12, Relocation and Demolition

The Historic Preservation Board discourages the demolition of sound historic buildings. A request for demolition will be determined based on the following considerations and guidance.

1. The architectural significance of the building or structure shall be considered, including a building's historical or cultural associations to its neighborhood, historic district, or to the history of Lakeland. Architectural significance is based upon documentation of the property's architectural integrity and historical or cultural significance. It is inappropriate to demolish a building that is architecturally significant. Further considerations include:
 - a. Does the building represent a documented architectural type or style?
 - b. Is the building a rare resource? Is it one of few remaining examples of its period of construction, or of its architectural style or type remaining?

- c. Consider the difficulty or impossibility of reproducing the building. Does the building exhibit characteristics of historic craftsmanship, such as carved wood or detailed masonry, that would be difficult or impossible to replicate? Does the building contain historic materials, such as historic brick, stone, or old-growth lumber, that are no longer available and impossible to reproduce?
2. The contribution of the building or structure to the history or origins of the neighborhood, historic district, or history of Lakeland shall be considered. Does the building contribute to the setting and character of the district? Would the historic setting and character of the district be diminished by the loss of the building? It is inappropriate to demolish a building that contributes to the historic setting and character of the district.
3. The future utilization of the site, including any replacement buildings or structures, shall be considered. Will the property be reused after demolition? Will any new structure be compatible with the historic context of the neighborhood or historic district and in harmony with the massing, scale, and proportion of adjacent buildings? How will future plans affect the character of the surrounding historic district? It is inappropriate to demolish a historic building without definitive plans for the property's re-use. It is inappropriate to demolish a building for new construction that would diminish the character of the historic district. It is generally inappropriate to demolish a building for reuse as a parking lot, as this could have an extremely negative effect on the character of a residential historic district or urban block.

ANALYSIS:

With regard to demolition considerations #1 and #2, staff finds the subject house is a contributing building in the East Lake Morton Historic District as it represents the Craftsman Bungalow architectural style, was built during the District's period of significance, and for its association with the Florida Land Boom historic context in Lakeland. While the architectural details of this house are relatively modest, the style reflects a transition from the simpler Frame Vernacular houses built in Lakeland between 1880 and 1915 to the popular and more decorative Bungalow houses built in the 1920s. Although Bungalow houses are common within the East Lake Morton Historic District, this house displays unique features, such as multi-lite casement windows and notched rafter tails. Given the workmanship and historic building materials, this house could not be replicated easily. Additionally, despite the alterations (asbestos siding and side porch enclosure), the house retains a high level of architectural integrity. While this house is not eligible for an individual listing on the National Register of Historic Places based on its known architectural or historical merits, it contributes to the history and context of the East Lake Morton Historic District due to its location, design, setting, materials, workmanship, and feeling (six of the seven aspects of historic integrity).

Aside from its historical link to the Florida Land Boom era in Lakeland, the house has no known associations with persons or events of relative importance in Lakeland's history. The original owners of the house were Chris and Alice Hansen, who purchased the property in 1921 and likely had the house built for them. Chris immigrated to the U.S. in 1882 from Norway and worked as a signal man for the Atlantic Coast Line railroad. The Hansens represent the many working class families that helped shape the Lake Morton neighborhood.

The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. The multiple reports provided by the Applicant provide evidence that the house has experienced deferred maintenance and damage to the extent that the house is not occupiable or structurally safe in its current condition. While a cost estimate to stabilize and restore the house was

provided, it is left to the Committee to determine whether repair is reasonable; it would be inappropriate for staff to make this determination as there are no standards or guidelines defining reasonable repair.

With regard to demolition consideration #3, the Applicant has not provided definitive or conceptual plans for the future utilization of the subject property, although it appears the property owner is assembling land for an unknown purpose.

For the reasons outlined above, staff finds that demolition of the subject house is not appropriate, as the demolition considerations have not been met adequately.

STAFF RECOMMENDATION:

Denial of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

Limited Inspection from fyi Risk Inspection, Inc.

www.fyiRisk.com

863-513-0349

Perry@fyiRisk.com



DAVID & NANCY PIPKIN

749 VISTA BEULA, LAKELAND, FL 33801

A visual inspection was conducted on this house on 06/25/2025 and the overall condition of the house was below average condition, even for age due to WDO activity.

This inspection was a non-invasive, visual examination of a residential dwelling, which is designed to identify observed material defects within specific components of said dwelling and there are no warranties applied from this inspection and no guarantees that everything wrong with the building was found. This inspection is to be used to identify areas that may be of concern and a licensed professional in the area identified should be hired to correct the problem.

Warning – the house is a safety hazard.

Only professionals very familiar with working in houses that are heavily damaged by termites should be allowed to enter the house. Others should not be allowed into the house until the house is signed off as safe to enter.

We were limited in our ability to do a detailed inspection because of evidence that the ceiling and floors were dangerous. Each dross pile is a separate termite (drywood) colony. When there are as many termite colonies that are as visible as they are in this house, approximately a foot apart, there is extensive damage in the attic. The floor was also greatly damaged in areas from WDO activity that when you pressed on them, you could feel the floor give way and some areas if you pressed any harder the floor would cave.

The pictures show an examples of the WDO activity; each black spot on the picture is representative of a colony in the wall or ceiling.



Floors

There has been work done underneath the house, but there are still areas that should not be walked on. Also, in addition to the termite activity, there are areas that have mold growing.

Below

The first picture shows an example of an area where the floor looks solid. Sometime in the past, several floor joist/beams have been replaced, and the house has been re-leveled.

The next pictures are examples of floors that are damaged from termite and age rot.



Above

Below are examples of floor damage as seen in the rooms. The carpet in the 3rd picture is hiding multiple areas where the floor gives and if the carpet was removed, there would be holes in the floor.



Ceilings

The ceilings are the greater concern because there is strong evidence that the ceilings could suddenly fall with no notice.

The pictures below are just examples of ceiling damage and representative of the danger that the ceiling presents to anyone who is in the house. The ceiling could fall, without warning, and hurt someone who happens to be under it.



Roof

There is evidence that multiple areas of the roof decking have been replaced, however, the major concern is with the ceiling attachments, followed by the ceiling beams. Below are pictures of tree branch damage, Picture 1, and moisture rot, Picture 2.



In General

There is a **roof** permit from 12/2013 with major work done to the roof and re-shingle. There is damage to the roof from tree branches and soffit rot, and there are multiple shingles missing. Trees should be cut back from the house to prevent further damage.

Updates have been made to the **electrical** with evidence of the panel being replaced in 1984 (date on the panel).

We suspect that the PVC **plumbing** was updated about 20 years ago.

There was no central heating and air conditioning.

There are several areas around the house where the asbestos siding has been damaged.

Skirting is damaged and needs to be repaired in multiple areas around the house.

provided, it is left to the Committee to determine whether repair is reasonable; it would be inappropriate for staff to make this determination as there are no standards or guidelines defining reasonable repair.

With regard to demolition consideration #3, the Applicant has not provided definitive or conceptual plans for the future utilization of the subject property.

For the reasons outlined above, staff finds that demolition of the subject house is not appropriate, as the demolition considerations have not been met adequately.

STAFF RECOMMENDATION:

Denial of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board



ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS

May 26, 2026

Dechomai Asset Trust
245 Riverside Ave Suite 100 PMB 058
Jacksonville, Florida 32202

Attn: David Bunch

Re: Structural Inspection at 749 Vistabula Street - Lakeland, Florida 33801
Arkay Engineering Job # 21695

Dear Mr. Bunch:

On Monday, May 25th; at your request, I performed a visual structural inspection of the single family residence at the above referenced address. The purpose of my inspection was to determine if the building, in its current state, is structurally sound.

Based upon the Polk County Property Appraiser's web-site the single story wood frame structure was constructed in 1922. Further, the building appears to have been vacant and neglected for many years. Enclosed are numerous photos of the current state of the building.

Currently, the following building issues were observed:

- 1 - There is both water & termite damage throughout the entire roof/ceiling framing system.
- 2 - Water and termite damage in the exterior load bearing wall system.
- 3 - Water and termite damage throughout the entire raised wood floor system.
- 4 - Asbestos exterior siding (Environmental Hazard).
- 5 - Knob-N-Tube electrical wiring present.
- 6 - Rusted out cast iron waste plumbing pipes.

1958 E. EDGEWOOD DRIVE ~ LAKELAND, FLORIDA 33803
PHONE: 863-688-6500 ~ EMAIL: arkayeng@gmail.com
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. ~ FLORIDA LICENSE # 37296

Page 2

May 26, 2026
749 Vistabula Street - Lakeland, FL 33801
Arkay Engineering, Inc. Job #21695

Also, due to the age of the structure, there is a very high probability that environmentally hazardous lead-based paint is present.

Based upon my observations, it is my professional opinion that the building is structurally unsafe and should be condemned. Further, it is my opinion that it would be cheaper to remove the building and re-construct a "new" building.

Should you have any questions, please give me a call at the office.

Sincerely,
Arkay Engineering, Inc.



Richard L. Kiddey, P.E.

enclosures



This item has been electronically signed and sealed by RICHARD L. KIDDEY using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic device.

Digitally signed
by Richard L
Kiddey
Date: 2026.05.26
17:16:23 -04'00'



Front (North) Elevation



Left (East) Elevation



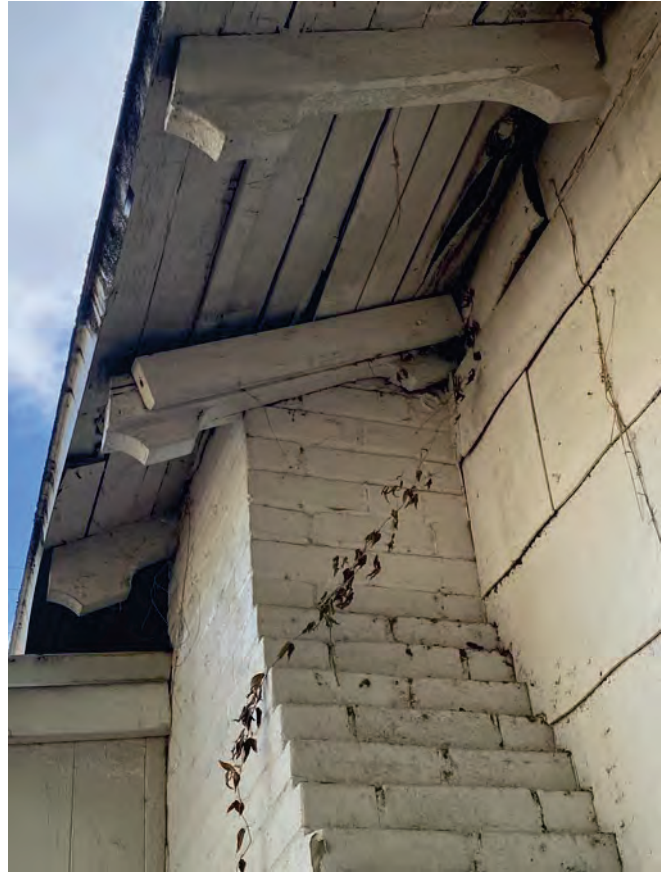
Rear (South) Elevation



Right (West) Elevation



West Roof Overhang



West Roof Overhang @ Fireplace Chimney



West Roof Overhang



Southwest Corner of Carport Overhang



West Window Sill in Dining Room



West Window Header in Dining Room



West Exterior Wall/Floor Interface in Dining Room



Living Room



Living Room



Dining Room



Kitchen @ Southwest Corner of the House



Drywood Termite Wings in NE Bedroom



Termite Damage & Frass in NE Bedroom



Bedroom Ceiling Damage



Bedroom Floor Damage & Termite Frass



Termite Damage in Bedroom Floor



Termite Damage/Frass in Bedroom Floor



Termite Damage in East Sunroom Floor



Termite Damage in East Sunroom Floor



Prior Repairs to Sunroom Roof Framing



Prior Sunroom Roof Repairs & Floor Damage



Drywood Termite Frass



Roof/Ceiling Damage above Living Room



Termite Damage in Ceiling Framing



Knob-N-Tube Electrical Wiring in Attic



Floor Joist Damage & Prior Repair



Floor Joist Damage & Rusted Out Plumbing



Damaged/Repaired Floor Joist



Damaged Floor Joist



Damaged Floor Joist & Decking



Damaged Floor Decking

PROPOSAL FOR RESTORATION AND REHABILITATION SERVICES

Prepared For:

Mr. David Bunch
On Behalf of Dechomai Asset Trust
749 Vistabula Street
Lakeland, FL 33801

Contractor Information

Pop's Preservation LLC
CBC1267555
Lakeland, FL 33801
Phone: 863-393-4148
Email: chris@popspreservation.com

Project Overview

Pop's Preservation LLC respectfully submits this proposal for restoration, rehabilitation, stabilization, and code-compliant improvements to the property located at 749 Vistabula Street, Lakeland, Florida. The scope of work outlined below is intended to preserve the structural integrity and historic character of the property while addressing deferred maintenance, hazardous materials, and required modernization.

The following estimates are preliminary budgetary figures and may be adjusted based upon field conditions, permitting requirements, engineering recommendations, concealed damage, owner-requested changes, or material availability.

Proposed Scope of Work

Item	Description	Estimated Cost
1	General conditions, supervision, mobilization, temporary stabilization and weatherization	\$22,000
2	Permitting, design-review and demolition-review fees, Florida Master Site File update	\$3,000
3	Professional services – structural engineering, architectural drawings, asbestos/lead survey	\$14,000
4	Hazardous-materials abatement – asbestos-cement siding and lead-based paint	\$18,000
5	Termite/WDO remediation – whole-structure tent fumigation and preventive treatment	\$3,500

Item	Description	Estimated Cost
6	Selective demolition and removal of the non-historic additions; debris removal	\$28,000
7	Foundation, pier, and underpinning/skirting repair	\$14,000
8	Floor-framing repairs (sistering, localized member replacement, subfloor)	\$9,000
9	Historic wood flooring – repair and in-kind tongue-and-groove replacement	\$32,000
10	New roof trusses, decking, underlayment, shingles, soffit and fascia, flashing	\$48,000
11	Ceilings and plaster – stabilization/reattachment and selective replacement	\$30,000
12	Windows – repair/reconstruction of historic units; period-appropriate replacements	\$34,000
13	Exterior doors – period-appropriate, code-compliant units	\$7,000
14	Wood shiplap siding repair and selective replacement; exterior trim	\$18,000
15	Electrical – full rewire, new service and panel, devices, fixtures	\$20,000
16	Plumbing – full re-pipe, new fixtures and water heater	\$17,000
17	HVAC – new central system	\$13,000
18	Bathroom – complete renovation	\$16,000
19	Kitchen – preserve/restore built-ins; new finishes, counters, appliances	\$14,000
20	Masonry – fireplace, chimney, and mantel repair and gentle cleaning	\$4,000
21	Front porch – partial structural wood replacement (northeast corner) and refinishing	\$6,000

Estimated Project Total

\$370,500.00

Terms and Conditions

1. This proposal is based upon visual observations and currently available information.
 2. Hidden or unforeseen conditions may require additional work and pricing adjustments.
 3. Permit fees, utility fees, testing, inspections, and engineering revisions beyond the listed scope may be billed separately unless specifically included.
 4. Any changes to the scope of work shall be documented through written change orders.
 5. Scheduling is subject to material availability, permitting timelines, weather conditions, and subcontractor coordination.
 6. Payment schedule to be determined upon acceptance of proposal and execution of formal construction agreement.
-

Acceptance

If this proposal is acceptable, please sign below and return a copy to Pop's Preservation LLC so that project scheduling and contract preparation may begin.

Owner/Representative: _____

Date: _____

Contractor: _____

Date: _____

Thank you for the opportunity to provide this proposal.

Pop's Preservation LLC
CBC1267555
Lakeland, Florida
863-393-4148
chris@popsreservation.com

HISTORIC PROPERTY INFORMATIONAL REPORT

749 Vistabula Street

Lakeland, Polk County, Florida 33801

Contributing Building — East Lake Morton Historic District

Prepared for the City of Lakeland Historic Preservation Board



Prepared for	Mr. David Bunch, Owner’s Representative
Property owners	Dechomai Asset Trust
Prepared by	Chris Woods Graduate Certificate in Historic Preservation, University of Kentucky Pop’s Preservation LLC 807 Park Hill Avenue, Lakeland, FL 33801 863-393-4148 • chris@popspreservation.com
Report date	May 24, 2026

This report is informational; it does not advocate any particular outcome. Determinations under the City’s Land Development Code Article 11 are made by the Historic Preservation Board and the Design Review Committee.

Cover Memo — Context for the Historic Preservation Board

This report is prepared for Mr. David Bunch, who represents the owners of 749 Vistabula Street, Lakeland, FL 33801. The owners are considering the future of the dwelling. The pages that follow provide background that may be useful to the Board in connection with any subsequent applications or design-review submission.

This document does not advocate any particular outcome. The purpose of this report is to provide the Board with a an objective assessment of the subject property — the setting and condition, the relevant historic-preservation framework, observations from a recent inspection (including a walk-through, entry into the crawlspace, and entry into the attic) of the building, the considerations the owners are weighing, and the criteria under which the Board reviews demolition requests in the historic district. Figure 1 offers a basic model of the interior of the structure at 749 Vistabula.

Mr. Bunch has also provided contextual information about recent ownership patterns on the immediate block, which is reproduced in full as Appendix D and summarized in Section 6.3. That contextual information is offered for the Board’s awareness; the technical observations and framework summary that follow stand on their own.

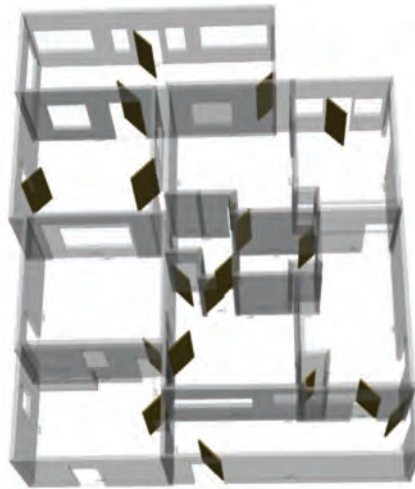


Figure 1: Three-dimensional wall-and-opening model of the dwelling, prepared from Room Scanner© by Chris Woods

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1. Purpose of this Report

This document is offered to the City of Lakeland Historic Preservation Board and Design Review Committee as informational background on the property at 749 Vistabula Street, a contributing building in the East Lake Morton Historic District. It is prepared for Mr. David Bunch, who represents the property owners, Dechomai Asset Trust. The owners are considering the future of the property.

This report does not advocate any particular outcome. The pages that follow describe the property, summarize the relevant historic-preservation framework, share observations from a recent inspection of the building, set out the considerations the owners are weighing in their own terms, and the criteria the Board applies under the City's Land Development Code § 11.6.3.c. The determinations under those criteria belong to the Historic Preservation Board and the Design Review Committee.

Budgetary and cost information is provided in a separate document and is not included in this report.

2. Property Overview

The property at 749 Vistabula Street, Lakeland, Florida 33801, is a single-family wood-frame Craftsman-influenced bungalow built around 1922 on a city lot in the East Lake Morton Historic District. The district was added to the National Register of Historic Places in 1992, and is locally designated and protected by the City of Lakeland under the Land Development Code, Article 11. The most recent district resurvey (PaleoWest C, 2023) updated the period of significance for the area, and the City's mapping identifies 749 Vistabula as a contributing building within the district.

The building reads as a one-story Craftsman bungalow with a deep front porch behind four tapered pier columns, exposed rafter tails and decorative brackets at the eaves, and an asbestos-shingle exterior over an earlier wood shiplap siding. Remaining original features that remain include the front porch with its original wood ceiling and flooring, wood windows and (potentially) a multi-light wood entry door at the porch enclosure, the front entry composition, interior ve-panel wood doors, a brick fireplace, a built-in kitchen cabinets- one with glass-fronted upper doors, and narrow-plank wood flooring. The plan was field-measured for this report; the property carries a Polk County Property Appraiser parcel record and a Florida Master Site File number, both of which can be confirmed with the Historic Preservation Planner.

A non-historic addition along the east elevation — a single-story, slightly slope roofed, jalousie-window enclosed porch on a separate wood joists supported by masonry piers — was added in the mid-twentieth century. It is described further in Section 5.8.

Recent City record. On May 27, 2025, the City's Community & Economic Development Department approved a Certificate of Review for the property under file HPB25-106 (Minor Review), authorizing demolition of an accessory building at the rear of the property line. The application stated that the accessory structure had significant structural issues and did not provide significance to the historic fabric of the neighborhood. The administrative approval was reported to the Design Review Committee on the June 26, 2025, meeting agenda packet as part of the iMS Certificates of Review approved during that period. That action concerned the accessory building only; it did not concern, and made no findings about, the principal dwelling.

3. Historic Preservation Framework

Three layers of historic-preservation regulation may come to bear on the future of the structure at 749 Vistabula. They are summarized below for completeness.

3.1 The Federal Layer — Section 106 and the Secretary of the Interior’s Standards

Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108) and its implementing regulations (36 CFR Part 800) apply when a federal undertaking has the potential to affect a historic property. They establish the well-known sequence — identify the property, assess effects, and resolve adverse effects — and define “adverse effect” as a change to characteristics that qualify the property for the National Register. The U.S. Secretary of the Interior’s Standards for Rehabilitation (36 CFR Part 67), included as Appendix C, are the substantive guidance most often used to evaluate work on historic buildings.

Whether Section 106 is directly engaged at this property depends on whether a federal undertaking is involved — federal funding, a federal permit, or a federal license. In the absence of such an undertaking, the federal framework provides the analytical vocabulary the City’s framework uses but does not itself apply as a procedural matter.

3.2 The State Layer — Florida’s Role

The Florida Department of State, Division of Historical Resources — acting through the State Historic Preservation Officer (SHPO), the Bureau of Historic Preservation, and the Florida Master Site File — is the state-level partner for historic-property matters under the Florida Historical Resources Act (Chapter 267, Florida Statutes). The state’s involvement in any specific action depends on the nature of the action; the SHPO is the federal partner in Section 106 reviews and the state’s repository for site-file documentation.

3.3 The Local Layer — the City of Lakeland and Article 11

The City of Lakeland has been a Certified Local Government for historic preservation since 1989 and administers its historic-preservation program through the Historic Preservation Board and the Design Review Committee under Article 11 of the Land Development Code. The Code was significantly updated in 2014, and the City publishes Design Guidelines for Historic Properties that translate the regulatory text into design practice.

For a contributing building in a designated historic district, the City’s framework expects design review for exterior changes that affect character, and applies specific criteria when demolition is requested.

3.3.1 The Demolition Considerations in § 11.6.3.c

The specific provision the Board uses to review a demolition request in a historic district is § 11.6.3.c. As reproduced in the City’s Historic Preservation Board / Design Review Committee staff packet of August 28, 2025, it reads:

Article 11, Section 6.3.c. Demolition is generally discouraged and shall be reviewed with regards to:
(1) The architectural significance of the building or structure. Architectural significance shall be determined by the DRC at the time of the demolition request and shall be based upon documentation of the property’s architectural integrity and historical or cultural significance. Designation of the building or structure as ‘non-contributing’ by the most recent historic district

survey does not preclude the DRC from making a determination of architectural significance. (2) The contribution of the building or structure to the history or origins of the historic district. (3) The future utilization of the site, including any replacement buildings or structures.

The provision sets up three considerations — architectural significance, contribution to the district, and future utilization of the site — against the policy preference that demolition is generally discouraged. The Board and the Design Review Committee weigh these considerations in light of the documentation provided with a demolition request. The text reproduced above is from the August 2025 staff packet; the current text and any subsequent amendments would be con rmed with the Historic Preservation Planner before any application is prepared.

4. Method

The observations in this report come from a non-invasive, visual inspection of the property by the consultant, together with measured field drawings and the limited wood-destroying organism (WDO) and condition report prepared by fyi Risk Inspection, Inc., dated June 25, 2025, which is summarized in Appendix A. The inspector's report identified the ceilings and floors as unsafe and limited the scope of interior examination accordingly. No destructive investigation, engineering analysis, or laboratory testing was performed for this report. Photographs are included as supporting and illustrative documentation.

5. Observations About the Property

The descriptions below summarize what was visible during the inspection. They are observational and are not intended as engineering conclusions.

5.1 Kitchen and Bath

The kitchen retains its built-in cabinet, which is one of the most distinctive surviving character features of the interior: a two-door upper section with multi-light glass-front doors set above a beadboard-backed counter, two drawers, and two lower cabinet doors. The cabinetry is painted and shows movement-related separation at the joints; and an upper-wall plaster crack is visible above the cabinet. Beyond the open exterior door at the right, the enclosed side porch and a screened front-porch element are visible (see Figure 2). Opposite in the room to this built-in cabinet is another salvageable built-in cabinet.

Overall, the kitchen is largely in tact, but not functional at present.



Figure 2: Built-in kitchen cabinet — multi-light glass-front upper doors, beadboard back, tile counter, drawers and lower cabinets.
Photo taken by Chris Woods.

The bathroom has been remodeled at some point in the property's history, and is in need of significant rehabilitation. Overall, the bathroom is not functional at present.

5.2 Interior Wall Conditions and Original Window Openings

In one of the principal interior rooms, the original window openings flanking the chimney remain in place with their multi-light wood sashes apparently intact, but the wall between them has been altered to accept a window air-conditioning unit set into the framing. The framing and finish around that opening are deteriorated, the wall fabric below shows water damage and adhesion loss, and the floor in this room is covered in fallen debris — wood, plaster, and lath. The painted-dark chimney mass is visible at the right of the frame (see Figures 3 and 4).

Overall, interior walls and windows are in poor condition and in need of major repairs or replacement.



Figure 3: Interior wall in a principal room; window air-conditioner cut into wall between original wood windows, debris on floor, chimney mass at right. Photo taken by Chris Woods.



Figure 4: Another photo of interior wall in a principal room; window air-conditioner cut into wall between original wood windows, debris on floor, chimney mass at right. Photo taken by Chris Woods.

5.3 Floor Framing — Joists, Beams, and Prior Repairs

Looking up from the crawlspace, the original dimensional-lumber floor joists and supporting beams are visible. Several joists and a beam show clear sister-board repairs, where new sawn lumber has been fastened alongside the original member to compensate for prior damage or loss of section — consistent with the prior corrective work noted in the June 2025 WDO inspection. Cobwebs and accumulated dust are present, and the framing reads as generally continuous and in place (see Figure 5).

Overall, floor framing is largely in tact, with visible previous repairs.



Figure 5: Floor framing from the crawlspace; original wood joists and beam with newer sister-board reinforcement (lighter, square-cut members). Photo taken by Chris Woods. Photo taken by Chris Woods.

5.4 Interior Wood Flooring

The original interior flooring in the principal rooms is narrow-plank tongue-and-groove wood, characteristic of early-twentieth-century bungalow construction in the district. Field observation indicates that the original tongue-and-groove flooring is damaged beyond repair, attributable to the heavy, active termite infestation and the floor-rot conditions documented in the June 2025 wood-destroying organism inspection (Appendix A) and visible in the principal rooms (see Figure 3).

If the dwelling is retained, replacement of the original flooring would be necessary. Under the Secretary of the Interior's Standards for Rehabilitation (Appendix C) and the City's Design Guidelines, replacement of deteriorated historic material is made in kind — matching the original in material, dimension, profile, and installation method to the extent practicable — with similar materials accepted where in-kind replacement is not feasible.

Overall, the interior wood flooring is in poor condition and in need of replacement throughout the structure.

5.5 Foundation Piers, Crawlspace Floor, and Skirting

Looking across the crawlspace, the building is supported on a series of concrete-block piers stepped down to small concrete pads. Daylight is visible through the perimeter foundation vents along the right edge of the frame, indicating the brick lattice skirting is intact at that elevation; however, most of the skirting is damaged. The crawlspace floor is soil covered in a thick layer of fallen leaves and other organic debris (see Figure 6).

Overall, foundation piers and crawlspace floor are in good condition. The skirting is in need of repairs or replacement.



*Figure 6: Crawlspace looking across the structure; concrete-block piers, soil floor with leaf litter, perimeter foundation vents at right.
Photo taken by Chris Woods.*

5.6 Front Porch — Original Materials Still in Place

Inside the screened front porch, the original wood materials largely remain in place. The exterior wall of the house behind the porch is covered with asbestos shingles; the door into the house is a wood door with a multi-light upper section; the window beside it is a wood multi-light wood-frame unit with original divided-light muntins; the porch ceiling is original beadboard with a simple ceiling fixture; and the porch floor is wood tongue and groove. The screen door is damaged. The composition of original components, even with surface dirt and finish wear, is still legible (see Figure 7).

Overall, the front porch is in fair condition, with some minor repairs needed.



Figure 7: Inside the screened front porch; original wood-board siding, multi-light wood door and window, original beadboard ceiling, wood porch floor. Photo taken by Chris Woods.

5.7 Roof, Eaves, and Cornice

On the west side of the house, the eave and cornice are severely deteriorated. The rafter tails that are characteristic of the bungalow style are in place on each side of the failure, but the cornice between them — fascia, frieze, and the underside of the projecting eave — has lost much of its wood. Asphalt-shingle roofing material from above has dropped through the failed soffit, and ferns and other vegetation are present on the drip-edge, along the eave above, and on the roof. The damage has extended to the roof that covers the inside of the building to the point that it has caved in. The fallen roof materials have sat on the original interior wood floors with water saturation that it has caused significant rotting to the floor. The condition is localized to generally the entire west side of the house and is characteristic of long-term water entry through a failed roof (see Figure 8).

Overall, the roof system and eaves have failed and are in need of replacement.



Figure 8: Eave above the windows; failed cornice and soffit between rafter tails, dropped roofing material, vegetation. Photo taken by Chris Woods.

5.8 Non-Historic Side Addition

Along the east side of the house, a single-story enclosed porch has been added, likely in the mid-twentieth century. Information publicly available from Polk County Tax Appraiser's website shows the majority of this house resides on lot 11. The aerial photos suggest that the addition may encroach or extend beyond lot 11's boundaries and into lot 12. This is strong circumstantial evidence that the two lots were owned by the same party who ignored property boundaries to build this addition. The addition is set on wooden joists that rest atop of masonry pier foundation with brick lattice skirting; its exterior walls asbestos siding to the window bottoms, with a continuous band of metal-frame jalousie windows above, and a low-slope roof tying into the original roof at the upper wall. The addition reads as clearly secondary to the historic house in materials, fenestration, and detailing, and is the kind of mid-century modification commonly identified as non-contributing in resurveys of Lakeland's early-twentieth-century neighborhoods (see Figure 9). The original wood-frame house gable remains visible above the addition's roofline at the original house wall.

Overall, the non-historic east-facing addition is in poor condition and is unsafe. If the property is rehabilitated, the non-contributing addition should be demolished.



Figure 9: East elevation; non-historic enclosed side porch with CMU foundation and jalousie windows, set against the original wood-frame house behind. Photo taken by Chris Woods.

5.9 Site and Yard

The site is a roughly rectangular city lot with mature oak canopy. The rear yard is bare soil and leaf litter, with a perimeter wood privacy fence in mixed condition and several piles of brick and masonry debris that look like the residue of earlier demolition of the accessory building (see Figure 10). There are no significant outbuildings. The front yard, mature oaks, and street-facing approach are addressed in Section 5.10 below.

Overall, the site and yard are in fair condition.



Figure 10: Rear yard looking south; bare soil and leaf litter, wood privacy fencing on three sides, scattered masonry debris. Photographed by Chris Woods.

5.10 Street-Facing Elevation

From Vistabula Street, the front of the house presents the recognizable Craftsman bungalow profile: a low side-gabled main roof with an attic vent at the gable peak, a deep front porch under the same roof, four tapered pier columns on painted brick piers, a screened porch enclosure between the columns, and a centered front entry approached by a concrete walk and steps. The address “749” is lettered at the porch entablature. Asbestos-shingle siding is in place to enclose the porch. Mature oak trees frame the house on both sides; a portion of the non-original carport is visible at the far right (see Figure 11). The street-facing elevation is the part of the property most visible to the historic-district streetscape, and the part most directly addressed by the design considerations in Article 11.

Overall, the street-facing elevation is in fair condition.



Figure 11: Front (street) elevation; Craftsman bungalow with twin tapered pier columns over brick piers, screened porch behind, attic vent in main gable, mature oak canopy.

5.11 Structural Framing

In addition to the localized eave and cornice failure described in Section 5.7, the roof framing has sustained damage from termite activity and long-term water entry, as documented in the June 2025 wood-destroying organism inspection (Appendix A). If the dwelling is retained, new roof framing — trusses or rafters, designed by a Florida-licensed structural engineer — together with new roof decking and roof covering, would be required. Under the Secretary of the Interior’s Standards for Rehabilitation (Appendix C) and the City’s Design Guidelines, replacement of deteriorated historic material matches the original in form, profile, and material to the extent practicable, with similar materials accepted where in-kind replacement is not feasible. The visible Craftsman bracketing at the eaves (see Figure 8), where intact, is a character-defining feature subject to that guidance.

Overall, the structural framing is in need of significant replacement.

5.12 Building Systems

The plumbing, electrical, and heating, ventilation, and air-conditioning systems are not currently in serviceable condition for occupancy. The June 2025 wood-destroying organism inspection (Appendix A) records that the electrical panel was last replaced in 1984 and that the PVC plumbing is approximately twenty years old; there is no central heating or air conditioning, and the interior has been served by a window-mounted air-conditioning unit cut into the original window opening (Section 5.2). If the dwelling is retained, the plumbing, electrical, and HVAC systems would be updated to meet current code — including the Florida Building Code, the National Electrical Code as adopted by the State of Florida, and applicable

mechanical and energy codes. Work affecting historic fabric in connection with these system updates is subject to design review under Article 11.

Overall, the building systems are in need of replacement, updating, or installation.

6. The Owners' Considerations

The owners are weighing the future of the property. This Section sets out the considerations they have shared, in their own terms and at the request of Mr. David Bunch, so the Board has those considerations directly rather than secondhand. The Section is descriptive; it does not advocate any outcome.

6.1 The Owners' Current Direction

The owners' current direction is toward demolition of the dwelling. No application has yet been filed. Their stated reasoning involves a long-range view of the property in relation to nearby institutions, summarized in Section 6.2. Other paths available under the City's framework are summarized in Section 8.

6.2 Long-Range Thinking About the Site

Over a horizon of roughly twenty- ve to thirty years, the owners believe it is reasonable to anticipate that the nearby museum and library institutions may pursue an expansion of their physical footprint. The owners see a possibility that such an expansion could one day involve sites in the vicinity of this property. The owners are not aware of a current planning document that identifies 749 Vistabula specifically; their thinking is forward-looking rather than reactive to an existing plan. The owners would like this thinking to be visible to the Board as background to whatever application may eventually come forward.

6.3 Contextual Information About the Block

Mr. Bunch has provided contextual information about recent ownership patterns on the immediate block. The block has attracted ownership described as institutional and stewardship-oriented — including union League, church, museum, and library-friendly owners. As a local point of reference, Mr. Bunch cites the private-sector transformation of a former railyard into Bonnet Springs Park as an example of how private action has shaped a place in Lakeland over time. The full statement is reproduced as Appendix D and is offered for the Board's awareness.

7. Considerations Under § 11.6.3.c

This Section outlines the three considerations in § 11.6.3.c. The Section is descriptive; determinations under each consideration belong to the Design Review Committee and the Board.

7.1 Consideration 1 — Architectural Significance

The first consideration is the architectural significance of the building, determined by the Design Review Committee at the time of any request, based on documentation of architectural integrity and historical or cultural significance.

The house is identified as a contributing building in the East Lake Morton Historic District. Observed character-defining features include the front porch composition with twin tapered piers (Figure 3), the original wood door, multi-light wood windows, beadboard ceiling, and wood flooring at the screened porch (Figure 6), the decorative Craftsman bracketing at the eaves (Figure 7), the interior multi-light wood window openings (Figure 3), the brick chimney mass, the built-in kitchen cabinets with multi-light glass doors and beadboard back (Figure 2), the interior five-panel wood doors, the original floor framing including its evidence of prior repair (Figure 5), and the surviving block-pier foundation (Figure 6). While some of these features are damaged or compromised by the conditions described in Section 5; they remain identifiable. The asbestos-shingle exterior conceals an earlier wood shiplap siding. There is no way to determine the overall condition of the original shiplap siding through the non-invasive methods employed for this observational report. The non-historic side addition described in Section 5.8 and carport in Section 5.12 reads as clearly secondary to the original building.

Contributing status under the National Register framework. Whether a resource within a historic district is contributing or non-contributing is determined under the framework set out in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation and National Register Bulletin 16A: How to Complete the National Register Registration Form, both published by the U.S. National Park Service. Under that framework, a non-contributing resource is one that, due to alterations, disturbances, additions, or other changes, no longer possesses historic integrity. Integrity is the property's ability to convey its significance and is assessed across seven aspects: location, design, setting, materials, workmanship, feeling, and association. National Register guidance notes that a resource may be in poor physical condition and still contribute if integrity is retained; conversely, additions or alterations may compromise integrity even where original fabric remains.

The 2023 City resurvey determination. The most recent professional determination of contributing status for properties in the East Lake Morton Historic District is the 2023 Lakeland Historic Districts Resurvey, Phase 1, prepared for the City by PaleoWest C. The resurvey reviewed all 158 previously recorded resources in the District. Of those, 157 were recommended as contributing; one Vistabula Street property — at a different address than the subject property — was recommended for downgrade to non-contributing. The address for this property is [913 Vistabula](#). 749 Vistabula was reviewed in that process and recommended as contributing. That recommendation is the current City record.

The Committee's authority. The Code preserves the Design Review Committee's authority to determine architectural significance at the time of any request, based on documentation of architectural integrity and historical or cultural significance. The non-historic side addition described in Section 5.8 and non-original carport described in Section 5.12 are two of the considerations that may bear on integrity; the original front

porch composition (Figure 11), the surviving interior character-defining features (Figure 2, Figure 8, Figure 9), the original framing (Figure 5), and the original foundation (Figure 6) are others. Any reconsideration of contributing status is the Committee's to make.

7.2 Consideration 2 — Contribution to the District

The second consideration is the building's contribution to the history or origins of the historic district. The East Lake Morton district's period of significance, as updated in the 2023 resurvey, includes 1922 — the approximate date of the house. The building is a Craftsman-influenced bungalow on a city lot within the district. The relative weight of any one contributing building within a district that contains many such buildings is for the Committee to determine.

7.3 Consideration 3 — Future Utilization of the Site

The third consideration is the future utilization of the site, including any replacement buildings or structures. The Code does not specify uses that may be appropriate; the provision directs the Board to consider what the site is going to become, taken together with any replacement buildings.

The owners have indicated, as set out in Section 6, that their long-range thinking involves the possibility of future institutional use of the site in connection with a museum or library expansion that has not been formally proposed. No replacement building has been designed, and no planning document from any institution identifies the site. Any application advancing demolition under this consideration would benefit from supporting documentation appropriate to the future use the application proposes.

The Board has applied these criteria in recent decisions, including the August 2025 approvals on Lake Hollingsworth Drive, which involved a different fact pattern. The application of the criteria to the subject property is for the Board to determine.

8. Potential Paths Under the City's Framework

This Section describes potential paths available to the owners under the City's framework. Each is described in summary terms. The Section does not weigh the paths or advocate any one of them.

8.1 Stabilization

The property could be stabilized in its current condition to address immediate safety hazards — the unsafe ceilings and floors identified in the June 2025 inspection — without committing to a particular long-term path. Doors and windows should also be secured. Stabilization may not by itself require a design-review application; ordinary maintenance and repair in kind are generally outside the scope of design review.

8.2 Rehabilitation

The property could be rehabilitated, in line with the Secretary of the Interior's Standards for Rehabilitation (Appendix C) and the City's Design Guidelines for Historic Properties, addressing the conditions described in Section 5 and the wood-destroying organism findings summarized in Appendix A. A rehabilitation that involves exterior changes affecting the historic character would be reviewed by the Design Review Committee under the City's Design Guidelines.

8.3 Demolition

A demolition request would be reviewed under § 11.6.3.c (Section 7). The Board's review under that provision considers architectural significance, contribution to the district, and future utilization of the site, against the policy preference that demolition is generally discouraged.

9. Next Steps

As the owners continue to consider how to move forward, the following next steps may be useful regardless of the path eventually chosen:

- Confirm the property's contributing status, parcel identifiers, and Florida Master Site File number with the City's Historic Preservation Planner and the Polk County Property Appraiser.
- Address the immediate safety conditions identified in the June 2025 wood-destroying organism inspection — in particular the unsafe ceiling and floor areas, and secure all doors and windows.
- Engage with the Historic Preservation Planner before any application is filed, to confirm the current text of § 11.6.3.c and any associated procedural requirements.
- Return to the Board with any application, when and if one is prepared, with the supporting documentation that the chosen path warrants.

This report is offered as background. Mr. Bunch and the owners are grateful for the Board's time and are available to provide any further information that would be useful.

10. Conclusion

The house at 749 Vistabula Street is a circa-1922 contributing building in the East Lake Morton historic District that has been significantly affected by deferred maintenance, termite infestation, and water intrusion. The observations in Section 5 document the property's present condition. The framework summary in Section 3 identifies the regulatory provisions that may apply to any future application; the considerations in § 11.6.3.c outlined in Section 7; the paths available under the City's framework are described in Section 8. The owners' considerations, including their current direction, are set out in Section 6.

This report provides the factual record. Determinations under the City's Land Development Code Article 11 are made by the Historic Preservation Board and the Design Review Committee.

Appendix A. Referenced Termite / WDO Inspection

This report relies on the limited inspection report prepared by fyi Risk Inspection, Inc. (www.fyiRisk.com; 863-513-0349) — a visual inspection of the house conducted on June 25, 2025, under Florida State Home Inspector License No. HI106, for Dechomai Asset Trust at 749 Vista Beula (Vistabula) Street, Lakeland, FL 33801. The complete four-page report is provided as a separate file with this assessment. Its main findings, relied on here, are:

- The overall condition of the house is below average, even for its age, due to wood-destroying organism activity, and the house is a safety hazard that only professionals experienced with heavily termite-damaged structures should enter.
- The inspection was a non-invasive visual examination and does not warrant that every defect was found.
- Floors: prior corrective work was done beneath the house, including replacement of several joists/ beams and re-leveling; other floor areas are damaged by termites and age-related rot, give way underfoot, and in places would collapse under load; carpet conceals failed areas; and mold is present in places.
- Ceilings: identified as the greater concern, with strong evidence the ceilings could fall suddenly and without warning.
- Roof: a roof permit dated December 2013 reflects prior major roof work and re-shingling; decking has been replaced in multiple areas; the major concern is the ceiling attachments and beams; tree-branch damage, soffit rot, and missing shingles were noted, and trees should be cut back.
- General: the electrical panel was replaced in 1984; the PVC plumbing was likely updated about 20 years ago; there is no central heating or air conditioning; asbestos siding is damaged in several areas; and skirting is damaged and needs repair in multiple areas.

Field observations made for the present report are consistent with the fyi Risk Inspection findings.

Appendix B. Governing Bodies and Sources Cited

The following authorities and published sources are cited or relied on in this report. Web addresses are given for convenience; the governing text is the official published version.

1. National Historic Preservation Act, 54 U.S.C. § 306108 (Section 106).
2. Advisory Council on Historic Preservation, “Protection of Historic Properties,” 36 CFR Part 800 — including § 800.5 (assessment of adverse effects) and § 800.16 (definitions, including area of potential effects and undertaking).
3. U.S. Department of the Interior, Secretary of the Interior’s Standards for the Treatment of Historic Properties, 36 CFR Part 68; Standards for Rehabilitation, 36 CFR Part 67.
4. National Park Service, Technical Preservation Services — the Secretary of the Interior’s Standards for Rehabilitation and accompanying Guidelines (nps.gov/subjects/taxincentives).
5. National Park Service Preservation Briefs, including those on repairing historic wood windows, repairing historic flat plaster, exterior paint on historic woodwork, and substitute siding materials (nps.gov/orgs/1739).
6. National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (1990; rev. 1991, 1995, 1997) — framework for evaluating significance and integrity (nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).
7. National Park Service, National Register Bulletin 16A: How to Complete the National Register Registration Form — definitions of contributing and non-contributing resources within a historic district (nps.gov/subjects/nationalregister).
8. Florida Historical Resources Act, Chapter 267, Florida Statutes.
9. Florida Department of State, Division of Historical Resources — Bureau of Historic Preservation, Compliance and Review Section, and the Florida Master Site File (dos.fl.gov/historical/preservation).
10. Florida Statutes §§ 196.1997 and 196.1998 — ad valorem tax exemption for historic properties.
11. City of Lakeland Land Development Code, Article 11, Historic Preservation Standards — including § 11.6.3.c, the demolition review criteria (demolition “generally discouraged”; reviewed for architectural significance, contribution to the history or origins of the district, and future utilization of the site); Ordinance No. 2203 (1980); Ordinance No. 3841 (1997).
12. City of Lakeland Historic Preservation Board / Design Review Committee, staff reports and agenda packet for the meeting of August 28, 2025, which reproduce the operative text of LDC § 11.6.3.c (lakelandgov.net).
13. City of Lakeland, Design Guidelines for Historic Properties; City of Lakeland Historic Preservation program and Certified Local Government designation (1989) (lakelandgov.net).
14. PaleoWest C, Resurvey of the East and South Lake Morton Historic Districts, final report (2023), prepared for the City of Lakeland.
15. Florida Building Code, including the Florida Building Code, Existing Building (historic-building provisions) and the Code’s termite-protection provisions.

16. fyi Risk Inspection, Inc., limited inspection report for 749 Vista Beula (Vistabula) Street, Lakeland, FL, dated June 25, 2025, Florida State Home Inspector License No. H 106.

Appendix C. The Secretary of the Interior's Standards for Rehabilitation

The ten Standards for Rehabilitation below are published by the U.S. Department of the Interior and the National Park Service (codified at 36 CFR Part 67). They are applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. **Standard 1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. **Standard 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. **Standard 3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. **Standard 4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. **Standard 5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. **Standard 6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. **Standard 7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. **Standard 8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. **Standard 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. **Standard 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix D. Statement from Mr. David Bunch, Owner's Representative

Included for context; provided by Mr. David Bunch, who represents the property owners.

Statement

The immediate block has attracted ownership described as institutional and stewardship-oriented — including union League, church, museum, and library-friendly owners. This pattern of private stewardship can influence the long-term character and stewardship of the block.

A local example of how private-sector action has shaped a place in Lakeland is the transformation of a former railyard into Bonnet Springs Park. While that project was different in scale and circumstance from the block at and around 749 Vistabula Street, it illustrates how owners and institutions, acting in concert over time, can change the trajectory of a neighborhood or district.

This statement is offered to the Historic Preservation Board as contextual information about the block. It is not a representation about any specific future plan, and it is not advocacy for a particular regulatory outcome.

End of report.



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 25, 2026**

Project #	HPB26-085
Address; Historic Name	926 S. Tennessee Avenue; (Humpty Dumpty Nursery 1952 CD)
Owner/Applicant	TAMB Real Estate Holdings LLC; Sandy Trotter, Grace Design Studios
Project Type	Building Addition and Minor Exterior Alterations
Historic District; FMSF#	South Lake Morton Historic District; #PO9655
Zoning; Future Land Use; Context District; SPI	MF-12; Residential Medium Urban Neighborhood; South Lake Morton SPI
Existing Use	Institutional
Adjacent Properties	Residential, Commercial
Previous Approvals	Soffit/fascia replacement, 12/19/2013 (HPB13-013); Paint Colors – Commercial Building, 8/28/2017 (HPB17-137); Wall Signage, 1/4/2018 (HPB17-208); Fence, 4/6/2018 (HPB18-054); Fence, 4/12/2022 (HPB22-070).

REQUEST

The Applicant requests Final Approval to construct an addition onto the front elevation of the building at the subject address, as well as several minor alterations.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a lot (Scotts Lakeland Heights, Block 3, Lots 6 & 7) consisting of 0.31 acres. On this property are two buildings: a one-story building in the Ranch architectural style (926) and a one-story building in the Masonry Vernacular architectural style (926 ½). Both buildings were constructed circa 1946 and are contributing buildings in the South Lake Morton Historic District, as of the 2023 resurvey of this District. Both buildings appear to have been built specifically for childcare use and have been operated as a daycare or preschool since at least 1952.

The request concerns the Ranch building on the west side of the subject property, which is a masonry block structure with an irregular plan and features a cross gabled and hipped roof, metal framed windows, and scalloped vertical wood siding in the gables. One corner window on the southwest corner of the building has been enclosed previously. On the front (west) façade between the gables exists an incised entry porch partially enclosed with a low masonry wall.

The Applicant’s request includes several components:

1. To fully enclose the existing front porch area to create a lobby for the subject building. The enclosure will have masonry block walls and a gabled roofline with asphalt shingles matching the existing roofing. A new front door will be set in the center of the addition.
2. Repainting the building. White paint will be used for walls and cladding; black paint will be used for window framing and exterior doors.
3. The gable ends on the west façade will be re-cladded with Hardie panel and trim matching the dimension and profile of the existing.
4. Removal of the existing exterior ground sign at southwest corner of the subject property.
5. General repair and maintenance with in-kind materials.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's *Design Guidelines for Historic Properties* ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code, Article 11: Historic Preservation Standards.

The following *Standards* apply to this project:

Standard #2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.5: Additions

- Ensure that Historic Buildings Remain the Central Focus. An addition should not damage or obscure architecturally important details and materials of the primary structure or other resources on the site. Additions should be distinguishable from the original structure without distracting from it.
- False Historicism/Conjectural History is Discouraged. Design additions should reflect their era of construction while respecting the historic context and architectural style of the original structure. Avoid using architectural details for additions that are more ornate than those found on the original structure or that are not characteristic of the original structure's architectural character.
- Additions that protect and maintain original architectural features during construction are appropriate.
- Additions that minimize the loss of any architectural details or features are appropriate.
- Additions that are subordinate to and compatible with the style and scale of the host structure are appropriate.
- Side additions that are located behind the principal street-facing façade, or rear additions that are unnoticeable from the street or setback considerably from the street-facing façade are appropriate.
- Additions that are designed with some distinction between the historic house and non-historic features are appropriate.
- Additions that are differentiated from the host structure, e.g. by a recess in wall plane, lower roof height, or vertical trim piece are appropriate.

Chapter 5: House Styles

Sub-Chapter 5.10.3 Modern/Ranch

- De-emphasis or lack of articulation at main entrance
- Integral/incised small porches, or small porticos/stubs in the less elaborate examples

ANALYSIS:

Regarding the request for the addition, staff finds the requested addition is not consistent with the Standards as it disturbs the spatial relationship between the incised open front porch and front façade of the building and essentially removes this feature. The incised porch area is a deliberate design element of the Ranch Architectural Style, according to the Design Guidelines; as this style has few character-defining features, the porch area should be maintained as-is. Also, the addition is not consistent with the Design Guidelines in terms of its location, as building additions generally should not be placed on front facades. The addition is also incompatible with the style and scale of the building.

Staff finds that the requests to repaint the building, install matching Hardie cladding material on the west façade gables, remove the existing exterior ground sign, and general repair and maintenance with in-kind materials to be compatible with the Design Guidelines.

STAFF RECOMMENDATION:

1. Denial of the request to construct an addition on the front of the subject building.
2. Final Approval of the requests to repaint the building, install in-kind cladding material on the west façade gables, remove the existing exterior ground sign, and general repair and maintenance with in-kind materials.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

ALTA SCHOOLHOUSE II RENOVATION

NARRATIVE/BUILDING CHARACTERISTICS:

ADDRESS: 926 S TENNESSEE AVE, LAKELAND, FL 33803

PARCEL ID: 242819231500003060

DISTRICT: SOUTH LAKE MORTON

- CONTRIBUTING TO DISTRICT: YES

YEAR BUILT: 1946

STYLE PER DISTRICT SURVEY: RANCH (BUILDING 1) & MASONRY VERNACULAR (BUILDING 2)

EXISTING SQ. FT.:

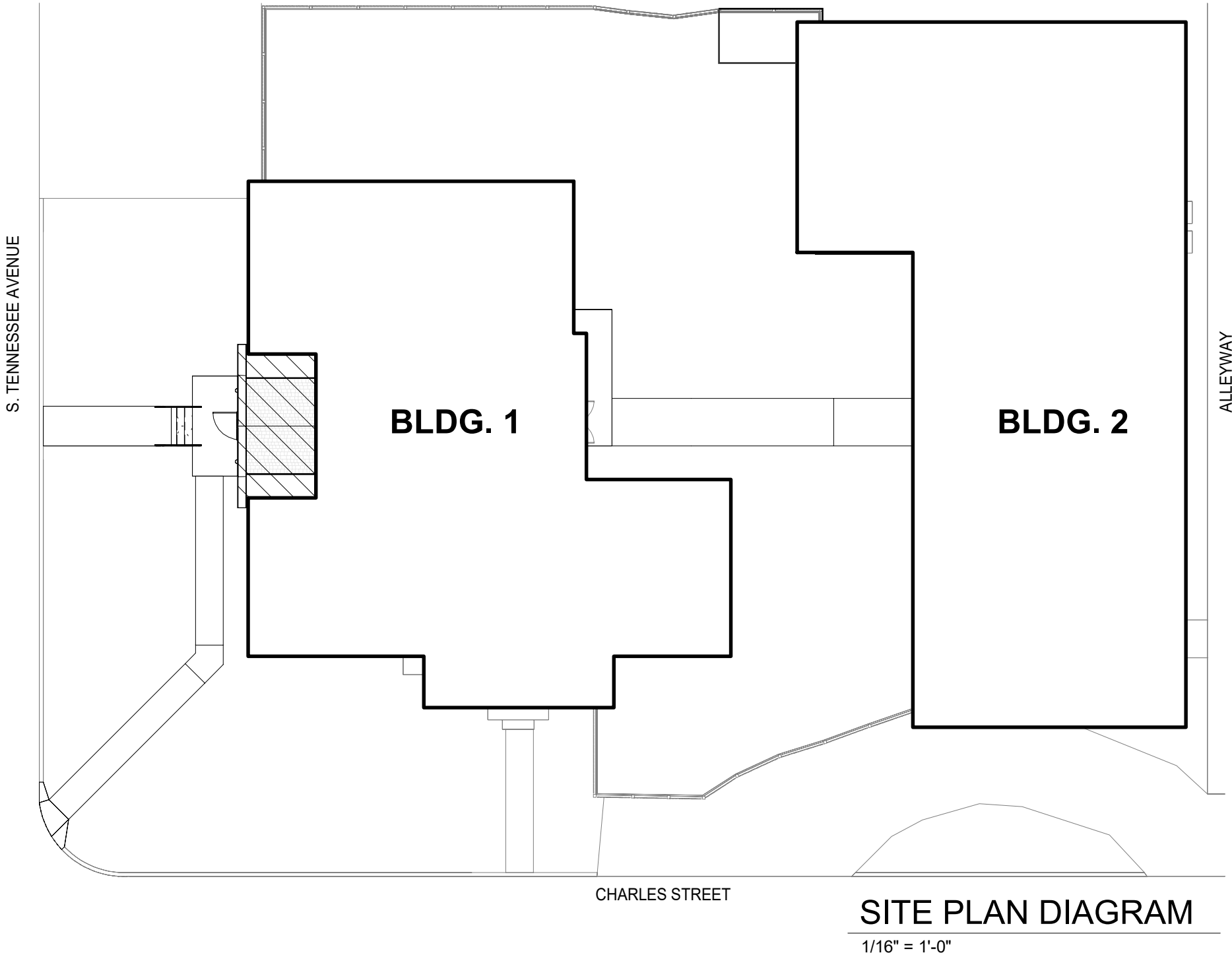
- 2,482 SF (BUILDING 1)
- 2,669 SF (BUILDING 2)
- TOTAL (BOTH BUILDINGS): 5,151 SF

EXISTING CONDITIONS:

- EXISTING EARLY LEARNING CENTER
- THE TWO EXISTING BUILDINGS ON SITE ARE ONE-STORY MASONRY STRUCTURES WITH PITCHED ASPHALT SHINGLE ROOF, EXTERIOR WALLS CONSTRUCTED OF PAINTED CONCRETE MASONRY UNITS (CMU)
- LOW-PITCHED ASPHALT SHINGLE ROOF WITH A MIXED OF HIP AND GABLE ROOF ENDS WITH WIDE OVERHANGING EAVES AND VENTED SOFFITS
- DECORATIVE SCALLOPED WOOD TRIM AT GABLE ENDS
- EXISTING MATURE TREES AND VEGETATION ON SITE
- EXISTING UNCOVERED CONCRETE PORCH/STOOP, PARTIALLY ENCLOSED WITH CMU WALLS
- EXISTING PERIMETER VINYL FENCING

SCOPE OF WORK - EXTERIOR ELEMENTS

- ENCLOSING THE EXISTING PORCH TO CREATE A FUNCTIONING LOBBY FOR BUILDING 1, ROOF TO MATCH EXISTING ASPHALT SHINGLE ROOFS THAT ARE TO REMAIN ON EXISTING BUILDING, NEW WALL OF ENCLOSURE TO BE MASONRY
- MAINTENANCE AND REPAIR INCLUSIVE OF EXTERIOR REPAINTING PAINTING FOR BOTH BUILDINGS - WALLS, DOORS, TRIM, AND ROOF PATCH/REPAIRS AS REQUIRED
- RE-CLADDING GABLE ENDS WITH LIKE MATERIAL - ON WEST FACADE ONLY
- REMOVAL OF EXISTING EXTERIOR MONUMENT SIGN AT SOUTHWEST CORNER OF SITE
- EXISTING FENCE TO REMAIN



EXISTING BUILDING PHOTO - VIEW OF SOUTH SIDE OF BUILDING 1



EXISTING BUILDING PHOTO - VIEW OF EXISTING MONUMENT SIGN AT SOUTHWEST CORNER OF SITE



EXISTING BUILDING PHOTO - VIEW OF GABLE ROOF ENDS

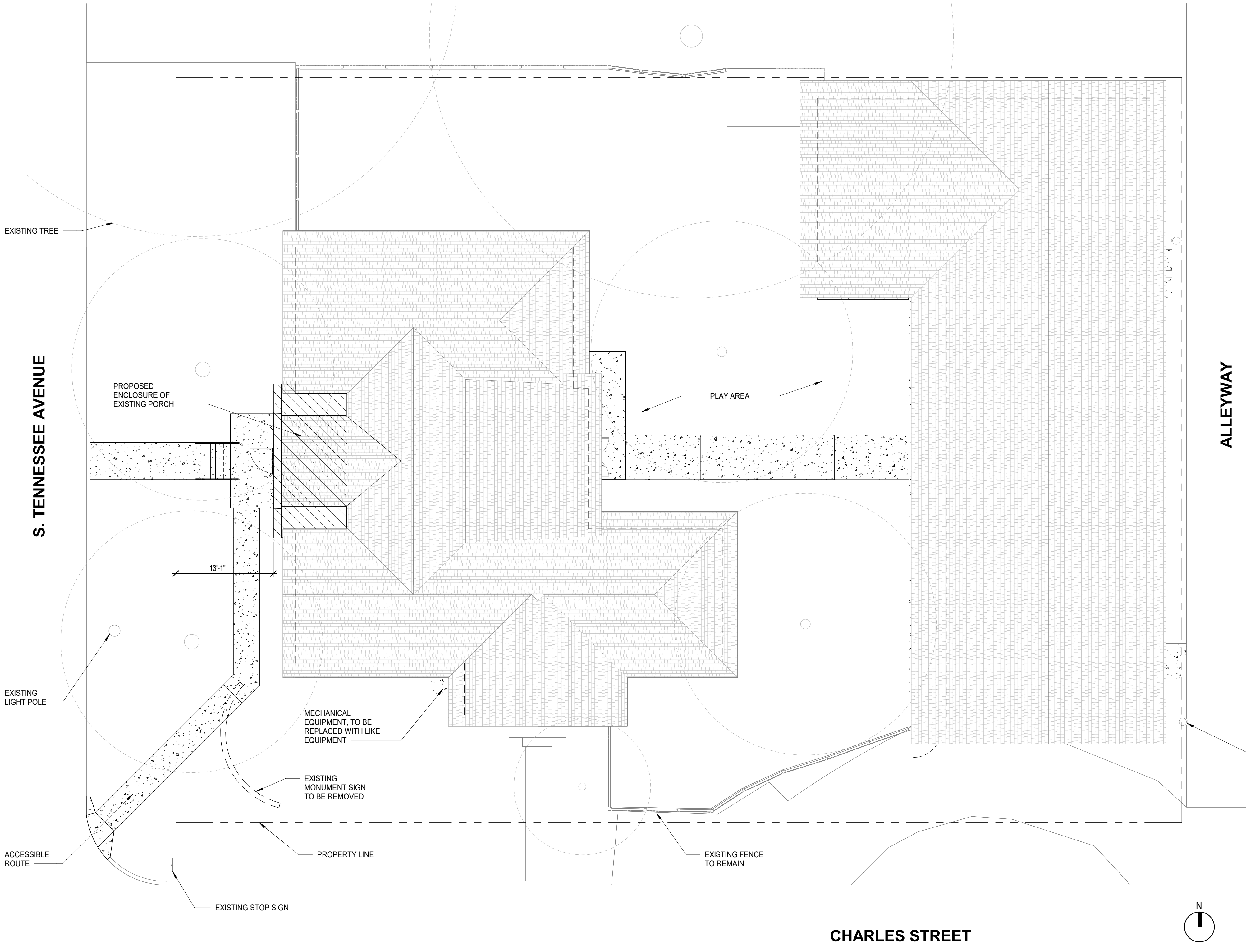


EXISTING BUILDING PHOTO - VIEW OF SOUTH SIDE OF BUILDING 2 AND EXISTING FENCE

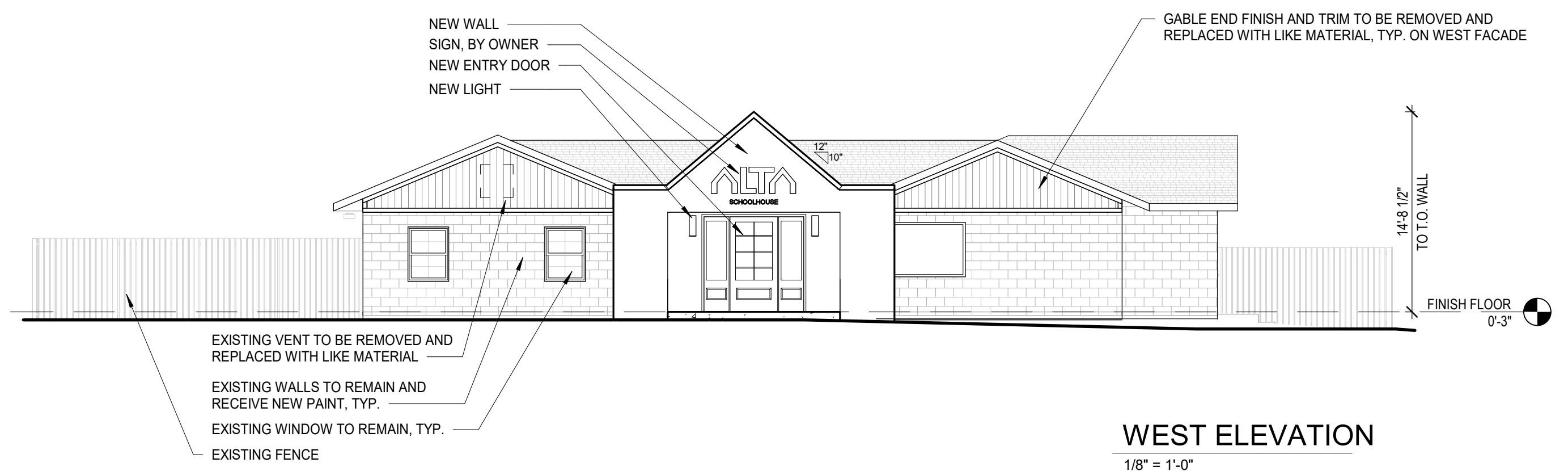


EXISTING BUILDING PHOTO - VIEW OF SOUTH SIDE OF BUILDING 1

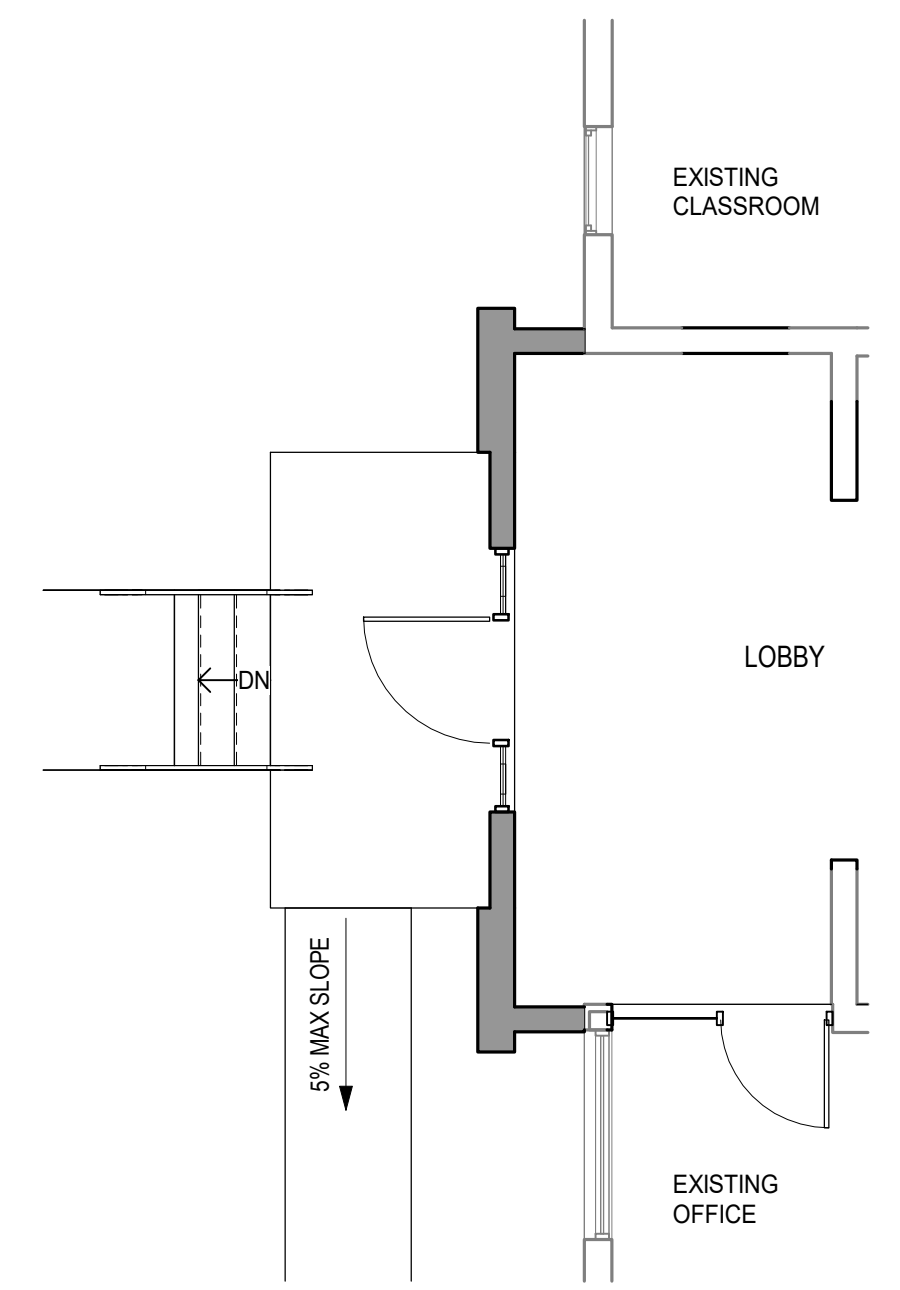
ALTA SCHOOLHOUSE II RENOVATION



SITE PLAN
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NEW ENTRY FLOOR PLAN
3/16" = 1'-0"



**215 HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 25, 2026**

Project #	HPB26-086
Project Type	Demolition
Property Address	215 Bartow Road
Historic Name	“The Sanford and Rose Thompson House” (1950 US Census, 1955 City Directory)
Historic District; FMSF#	East Lake Morton Historic District; PO9474
Owner/Applicant	HTTP 418, LLC / Todd Baylis
Zoning; Context District; Future Land Use; SPI	C-2; Urban Corridor; Residential High; East Lake Morton SPI; Garden District SPI, Sub-District 6
Existing Use	Residential (Vacant)
Adjacent Properties	Commercial
Previous Approvals	N/A

REQUEST

The Applicant requests approval to demolish the existing house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an oddly shaped lot along Bartow Road, just west of South Ingraham Avenue and consists of 0.13 acres (Mortons Addition Block H, Lot 2). On this property is a one-story single-family house, which was built circa 1950 and is a contributing building in the East Lake Morton Historic District as of the 2023 District Resurvey. This house demonstrates the Masonry Vernacular architectural style through its concrete block walls, low pitched hipped roof, rectangular plan, aluminum jalousie windows, brick veneer banding, and decorative wrought iron porch/carport supports. This structure has been vacant for approximately two decades and utility services are not active.

The Applicant is requesting demolition approval based on the structure’s long-term vacancy, deteriorated condition, nuisance concerns, common architectural type, and lack of practical standalone residential reuse. Based on existing-condition photographs and the Applicant’s observations, the structure appears to have experienced deferred maintenance, roof patching, deteriorated exterior finishes, damaged canopy/carport elements, and building security issues.

If approval for demolition is granted, the Applicant intends to clear and stabilize the site and maintain the property while future site options are evaluated. Due to the parcel’s nonconforming size, irregular configuration, direct frontage on Bartow Road, access constraints, and surrounding commercial context, any practical long-term use will likely require coordination or integration with an adjacent or nearby parcel through a future code-compliant site plan. Future improvements may include landscaping, screening, stormwater treatment, access management, accessory parking, and related site work, subject to applicable City review and permitting.

According to the Land Development Code (LDC), this property nonconforming to the minimum lot area requirements (7,500 sq. ft.) for the C-2/Urban Corridor zoning, and therefore this parcel will not be developable on its own if the request is granted, but the Applicant has acknowledged that he will adhere to LDC requirements for any future redevelopment.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's *Design Guidelines for Historic Properties* ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards. The Garden District SPI regulations also apply to the subject property.

The following section of the LDC applies to this request:

Article 11, Section 6.3.f.4.d

Demolition is generally discouraged and shall be reviewed with regards to:

1. The architectural significance of the building or structure. Architectural significance shall be determined by the DRC at the time of the demolition request and shall be based upon documentation of the property's architectural integrity and historical or cultural significance. Designation of the building or structure as "non-contributing" by the most recent historic district survey does not preclude the DRC from making a determination of architectural significance.
2. The contribution of the building or structure to the history or origins of the historic district.
3. The future proposed utilization of the site in relation to specific or proposed plans. When specific plans are not available for the site, the proposed plans may include formally established redevelopment plans or those plans submitted by the applicant that comply and are compatible with the district and meet the intent of the adopted redevelopment plan. The demolition review process will take into consideration a ranking of properties in redevelopment areas based on architectural significance and integrity as identified by the HPB.

The following *Design Guidelines* apply to this request:

Chapter 6, Exterior Architectural Features: Alteration and Maintenance Sub-Chapter 6.12, Relocation and Demolition

The Historic Preservation Board discourages the demolition of sound historic buildings. A request for demolition will be determined based on the following considerations and guidance.

1. The architectural significance of the building or structure shall be considered, including a building's historical or cultural associations to its neighborhood, historic district, or to the history of Lakeland. Architectural significance is based upon documentation of the property's architectural integrity and historical or cultural significance. It is inappropriate to demolish a building that is architecturally significant. Further considerations include:
 - a. Does the building represent a documented architectural type or style?
 - b. Is the building a rare resource? Is it one of few remaining examples of its period of construction, or of its architectural style or type remaining?
 - c. Consider the difficulty or impossibility of reproducing the building. Does the building exhibit characteristics of historic craftsmanship, such as carved wood or detailed masonry, that would be difficult or impossible to replicate? Does the building contain historic materials, such as historic brick, stone, or old-growth lumber, that are no longer available and impossible to reproduce?
2. The contribution of the building or structure to the history or origins of the neighborhood, historic district, or history of Lakeland shall be considered. Does the building contribute to the setting and character of the district? Would the historic setting and character of the district be diminished by the loss of the building? It is inappropriate to demolish a building that contributes to the historic setting and character of the district.

3. The future utilization of the site, including any replacement buildings or structures, shall be considered. Will the property be reused after demolition? Will any new structure be compatible with the historic context of the neighborhood or historic district and in harmony with the massing, scale, and proportion of adjacent buildings? How will future plans affect the character of the surrounding historic district? It is inappropriate to demolish a historic building without definitive plans for the property's re-use. It is inappropriate to demolish a building for new construction that would diminish the character of the historic district. It is generally inappropriate to demolish a building for reuse as a parking lot, as this could have an extremely negative effect on the character of a residential historic district or urban block.

ANALYSIS:

With regard to demolition considerations #1 and #2, staff finds the subject house is a contributing building in the East Lake Morton Historic District as it represents the Masonry Vernacular architectural style, was built during the District's expanded period of significance, and for its association with Lakeland's postwar historical era. Masonry Vernacular houses are common within the East Lake Morton Historic District. Due to its minimal architectural ornamentation and widely available building materials, this house would be able to be replicated. While the house retains architectural integrity, it is not eligible for an individual listing on the National Register of Historic Places based on its architectural or historical merits. Given the commercial character and non-contributing status of the buildings surrounding this property, and its location at the eastern edge of the East Lake Morton Historic District, this house has no direct impact to the character of the District.

With regard to demolition consideration #3, the Applicant provided a conceptual plan for redeveloping the subject property in keeping with the commercial character of the surrounding parcels and within the constraints of this nonconforming parcel.

The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. While the subject house may be able to be repaired, the feasibility of such repair or reuse is questionable given the location in a commercial corridor and on a nonconforming parcel.

For the reasons outlined above, staff finds demolition of the subject house is appropriate, as the demolition considerations have been met adequately. Additionally, the request is consistent with the intent of the redevelopment intentions outlined in the Garden District SPI. Staff suggests that the decorative metal porch and carport supports be salvaged, if possible.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board



Olivera
Construction, Inc.

*P. O. Box 7174 • Lakeland, FL 33807-7174
Phone: (863) 644-7844 • Fax: (863) 619-6846*

June 19, 2026

City of Lakeland Historic Preservation Board

Attn: Historic Preservation Staff

228 S. Massachusetts Avenue

Lakeland, FL 33801

Re: Contractor Condition Review – 215 Bartow Road, Lakeland, Florida 33801

To Whom It May Concern:

At the request of the property owner, Olivera Construction Inc. reviewed the existing residential structure located at 215 Bartow Road, Lakeland, Florida 33801 to assess its general condition and the feasibility of reasonably repairing the structure for continued use.

This letter is based on our visual review of the property and our experience as a building contractor. It is not intended to be a formal structural engineering report. If required, a licensed structural engineer should be engaged for a full engineering evaluation.

The building is a one-story concrete block residential structure that appears to have been vacant for an extended period of time. While the concrete block walls appear generally standing, the remaining building components show significant deterioration, long-term deferred maintenance, and likely replacement needs. Observed conditions include, but are not limited to:

- Deteriorated and patched roof areas; likely need for substantial roof repair or replacement.
- Deteriorated fascia, soffit, trim, and other wood components.
- Failing exterior finishes and weatherproofing; damaged or deteriorated canopy/carport elements.

- Rusted metal supports and exterior components.
- Deteriorated or unsecured openings, including windows, doors, and security bars.
- Overgrown vegetation against and around the structure.
- Accumulated debris and loose or displaced materials around the building.
- Secured openings, fencing, and no-trespassing/security conditions.
- Likely deterioration, obsolescence, or replacement need for electrical, plumbing, HVAC, interior finishes, fixtures, and other building systems due to long-term vacancy.

Returning the building to lawful and productive occupancy would likely require substantial repair or replacement of most non-masonry components, including the roof system, exterior envelope, wood components, openings, interior finishes, mechanical, electrical, plumbing, pest/animal remediation, code compliance items, and related site cleanup. Additional concealed conditions may also be discovered once work begins. In practical construction terms, rehabilitation would involve rebuilding most of the usable structure and systems around an existing concrete block shell.

Given the long-term vacancy, observed deterioration, likely systems replacement needs, and limited practical reuse potential, we do not believe repair and rehabilitation is a reasonable or cost-effective course of action. Demolition appears to be a reasonable construction approach based on the observed condition of the building and the scope of work likely required to return it to productive use. This opinion is provided to assist the City in evaluating the pending demolition request and is based on visual observations and contractor experience.

Sincerely,



Felipe Olivera, Owner

Olivera Construction, Inc.

(863) 559-7948

phillip@oliveraconstruction.com





**NO
TRESPASSING
VIOLATORS WILL
BE PROSECUTED**





215



GRATIA
705
SEM

POSTO
PRIVATO DI PROTEZIONE
PROIBITO L'ACCESSO
PER PERSONE STRANIERE
SENZA AUTORIZZAZIONE
DELLE AUTORITÀ COMPETENTI
PER INFORMAZIONI
CHIAMARE AL NUMERO
VERDE 800 20 20 20



POSTED
PRIVATE PROPERTY
No Trespassing
No Hunting
No Fishing
No Camping
No Drivng









This Survey has been prepared for:

PROPERTY ADDRESS:

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying and Lien LLC is a private firm and remains entirely responsible for this document's content.

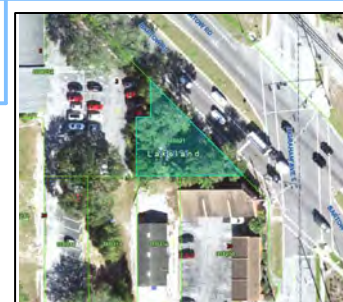
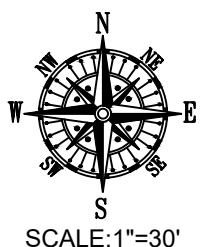
TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTA/NSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

BEARING REFERENCE:

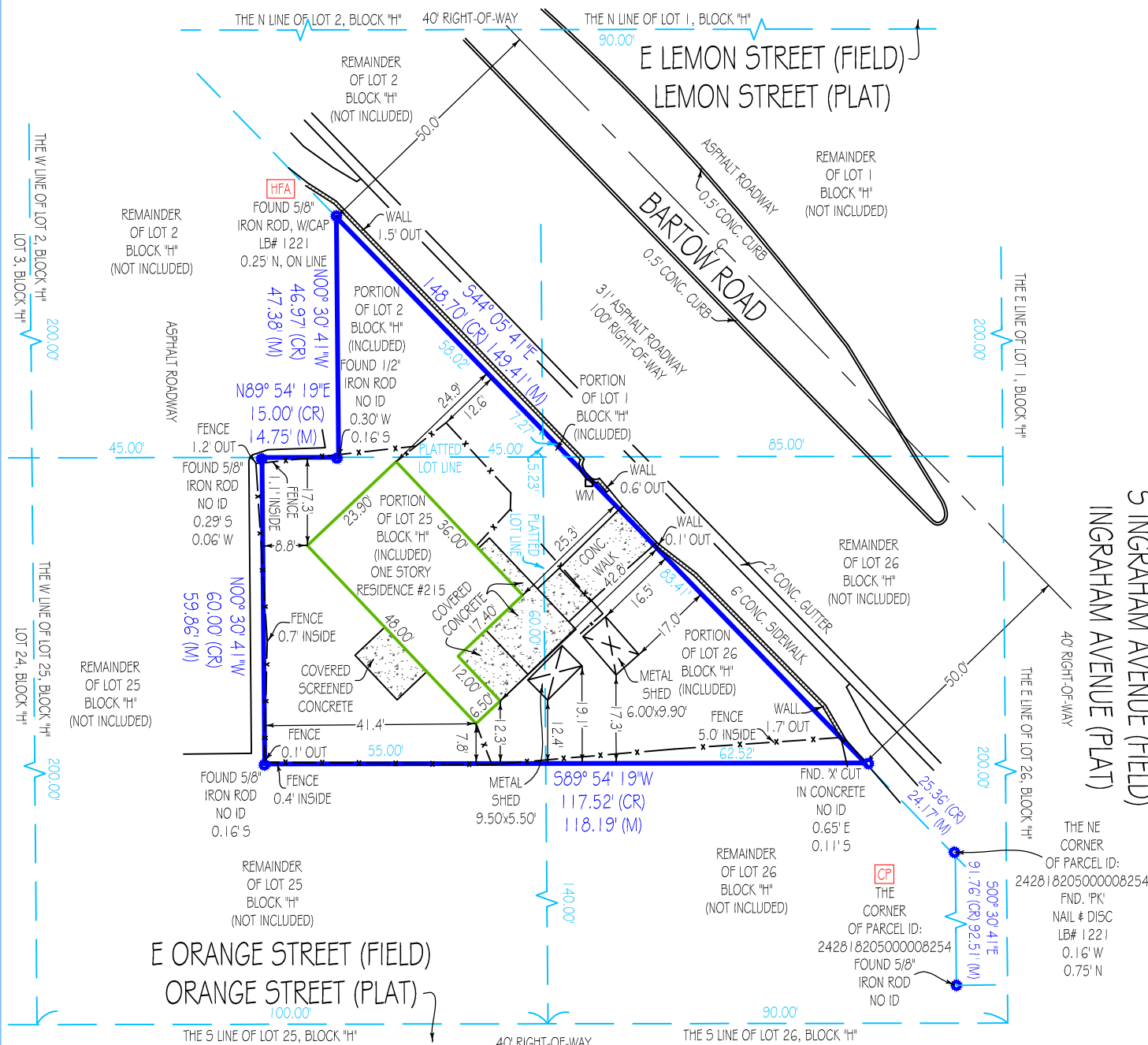
THE S LINE OF SUBJECT LOT AS S 89°54'19" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

SCHEDULE B-II TITLE COMMITMENT REVIEW FINDINGS
PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY
DATED: APRIL 26, 2026 AT 11:00 PM
COMMITMENT NO. 1742725

ITEM NO.	COMMENTS
1	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTERS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL THE SCHEDULE B, PART B - REQUIREMENTS ARE MET. (NOT A SURVEY MATTER HEREON)
2	STANDARD EXCEPTIONS: A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2026 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER HEREON) B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER HEREON) C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. (AFFECTS AS SHOWN - IF ANY) D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. (AFFECTS AS SHOWN - IF ANY) E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER HEREON)
3	ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY THE RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. (NOT A SURVEY MATTER HEREON)
4	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (NOT A SURVEY MATTER HEREON)
5	ALL MATTERS CONTAINED ON THE PLAT OF MAP OF MORTON'S SUBDIVISION OF LANDS IN THE TOWN OF LAKELAND, POLK CO. FLA., AS RECORDED IN CONDO BOOK Q, PAGE 79, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (AFFECTS AS SHOWN - IF ANY)
6	SPECIAL WARRANTY DEED TO STATE OF FLORIDA RECORDED IN O.R. BOOK 175, PAGE 627, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (NOT A SURVEY MATTER HEREON)
7	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (NOT A SURVEY MATTER HEREON)



LEGEND
DENOTES EXCEPTION NUMBER. IF IT EFFECTS AND IS PLOTTABLE.

This Survey shall not be used for Construction/Permitting purposes without written consent from the Land Surveyor who has signed and sealed this survey.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 2-102
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):		
A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	OHC = OVERHEAD CABLE
CA = CLEANOUT	EM = ELECTRIC METER	P = PLAT
CA = CENTRAL ANGLE	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE
CATV = CABLE TV RISER	FN = FOUND IRON ROD	PCC = POINT OF COMPOUND CURVATURE
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PH = POOL HEATER
CH = CHORD DISTANCE	FND = FOUND	PI = POINT OF INTERSECTION
CONC. = CONCRETE	G.F.F.E. = GARAGE FINISHED FLOOR ELEV.	PK = PARKER KAELOON
CR = CALCULATED FROM RECORD	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING
DE = DRAINAGE EASEMENT	M = MEASURED	POC = POINT OF COMMENCEMENT

PP = POOL PUMP	UE = UTILITY EASEMENT
PRC = POINT OF REVERSE CURVATURE	UP = UTILITY POLE
PT = POINT OF TANGENCY	WM = WATER METER
QTR = QUARTER	WV = WATER VALVE
R = RADIUS	
RNG = RANGE	
ROW = RIGHT OF WAY	
SEC = SECTION	
TR = TELEPHONE RISER	
TWP = TOWNSHIP	

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):	
	= UTILITY POLE
	= LIGHT POLE
	= CATCH BASIN
	= FIRE HYDRANT
	= MANHOLE
	= WATER VALVE
	= WATER METER
	= WELL
	= CENTER LINE
	= PARTY WALL
	= AIR CONDITIONER
	= SEPTIC LID
	= ELEV. SHOT
	= HANDICAP PARKING SPACE
	= SEC. QTR. CORNER
	= SECTION CORNER

LINETYPES:	
	BOUNDARY
	BUILDING
	EASEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	PLASTIC FENCE
	OVERHEAD CABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

Job Nr: 278904-CW Date of Field Work : 05/11/2026 Drawn by: M.Z.

Elevations, if shown:

Benchmark: _____

Benchmark Elev.: _____

Benchmark Datum: _____

Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

T.C. REVIEW	05/15/26	J.S.
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WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".



LICENSED BUSINESS No. 8507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY: BOUNDARY CONSTRUCTION CONDOMINIUM ALTA/NSPS TOPOGRAPHIC SPECIAL PURPOSE	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): _____ _____ _____
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**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT);
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH EL OR ELEV = ELEVATION OHC = OVERHEAD CABLE PRC = POINT OF REVERSE CURVATURE UP = UTILITY POLE C/O = CLEANOUT EM = ELECTRIC METER P = PLAT CURVATURE WM = WATER METER CA = CENTRAL ANGLE F.F.E. = FINISHED FLOOR ELEV. PC = POINT OF CURVE PT = POINT OF TANGENCY WV = WATER VALVE CATV = CABLE TV RISER FIR = FOUND IRON ROD PCC = POINT OF COMPOUND CURVATURE QTR = QUARTER R = RADIUS CF = CALCULATED FROM FIELD FN = FOUND NAIL PH = POOL HEATER RING = RANGE CH = CHORD DISTANCE FND = FOUND PH = POINT OF INTERSECTION ROW = RIGHT OF WAY CONC. = CONCRETE G.F.F.E. = GARAGE FINISHED FLOOR ELEV. PK = PARKER KAELOON SEC = SECTION CR = CALCULATED FROM RECORD L = LEGAL DESCRIPTION POB = POINT OF BEGINNING TR = TELEPHONE RISER DE = DRAINAGE EASEMENT M = MEASURED POC = POINT OF COMMENCEMENT TWP = TOWNSHIP	SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): = UTILITY POLE = WELL = LIGHT POLE = CENTER LINE = HANDICAP PARKING SPACE = CATCH BASIN = PARTY WALL = FIRE HYDRANT = AIR CONDITIONER = SEC. QTR. CORNER = MANHOLE = SEPTIC LID = WATER VALVE X = ELEV. SHOT = SECTION CORNER = WATER METER	LINETYPES: BOUNDARY _____ BUILDING _____ EASEMENT - - - - - CHAIN LINK FENCE - x - x - WOOD FENCE - // - // - PLASTIC FENCE <- - - - -> OVERHEAD CABLE - - -
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- GENERAL NOTES:**
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 - ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.
 - AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY WAS PREPARED FOR A PURCHASE OR REFINANCE (BOUNDARY), ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. IT IS NOT A TOPOGRAPHIC, DESIGN, CONSTRUCTION, PLANNING, ZONING, OR PERMITTING SURVEY AND DOES NOT INCLUDE THE INFORMATION TYPICALLY REQUIRED FOR AGENCY PLANNING/PERMITTING REVIEW. ANY OTHER USE, INCLUDING PLANNING OR PERMITTING, IS NOT AUTHORIZED WITHOUT WRITTEN CONSENT.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: _____

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LICENSED BUSINESS No. 8507

Applicant requests approval to demolish the existing structure, clear and stabilize the site, and maintain the property while future site options are evaluated. Due to the parcel's small size, irregular configuration, direct frontage on Bartow Road, access constraints, and surrounding commercial context, any practical long-term use will likely require coordination or integration with an adjacent or nearby parcel through a future code-compliant site plan. Future improvements may include landscaping, screening, stormwater treatment, access management, accessory parking, and related site work, subject to applicable City review and permitting.

The purpose of the demolition request is to eliminate a long-vacant, deteriorated, and nuisance-prone structure and preserve flexibility for a safer, cleaner, and more maintainable district-edge condition. Denial of demolition is unlikely to result in meaningful preservation or restoration. Based on the structure's condition, parcel constraints, and long-term vacancy, the more likely result would be continued deterioration and blight. Approval would allow the applicant to remove the unsafe and deteriorated condition and pursue a future site configuration that better addresses safety, maintenance, access, landscaping, and compatibility with the surrounding context.

Architectural Elevation Drawings – Demolition Only

N/A. No new building or addition is proposed as part of this application. Applicant requests approval for demolition of the existing one-story residence at 215 Bartow Road only.

Existing-condition photographs of all sides of the building/property are provided separately to document the current exterior condition of the structure.

Floor Plan – New Construction

N/A. No new building, addition, or new interior floor plan is proposed as part of this application. Applicant requests demolition approval only.

The existing structure is identified on the boundary survey as “One Story Residence #215 Bartow Road.” Future site improvements, if any, will be submitted separately as required by the City.

Applicant requests approval to demolish the existing long-vacant structure, clear and stabilize the site, and maintain the property while future site options are evaluated. Due to the parcel's small size, irregular configuration, Bartow Road frontage, access constraints, and surrounding commercial context, any practical long-term use may require coordination or integration with an adjacent or nearby parcel through a future code-compliant site plan. Future improvements may include landscaping, screening, stormwater treatment, access management, accessory parking, and related site work, subject to applicable City review and permitting.

Estimated demolition cost is expected to be approximately \$15,000, subject to contractor confirmation and permit requirements. Demolition is expected to take approximately 7 days after issuance of all required approvals and permits. Applicant does not anticipate meaningful salvage value due to the structure's age, condition, concrete block construction, long-term vacancy, deterioration, and accumulated debris. Any reusable materials identified during demolition may be salvaged or disposed of in accordance with applicable requirements.

Statement Addressing Demolition Review Criteria – 215 Bartow Road

1. Historic or architectural significance of the building or structure

The existing structure is a modest one-story concrete block residential building located on a small irregular parcel fronting Bartow Road near the edge of the East Lake Morton historic district. The boundary survey identifies the improvement as “One Story Residence #215 Bartow Road.” While the structure may fall within the expanded period of significance for the district, it appears to have limited individual architectural significance.

The building is a simple concrete block vernacular structure with limited ornamentation, limited visible craftsmanship, and few district-defining architectural features. The photographs show a building whose exterior character has been compromised by long-term vacancy, deferred maintenance, security bars, fencing, deterioration, roof patching, canopy/carport alterations, accumulated debris, and overgrown vegetation.

The applicant respects the value of historic preservation and has personally invested in the restoration of historic properties in the district. However, the applicant believes this specific structure has limited architectural distinction and does not represent the type of significant historic fabric that the district’s preservation standards are primarily intended to protect.

2. Importance of the building or structure to the historic district

The structure is located near the edge of the East Lake Morton historic district on a small Bartow Road frontage parcel. Bartow Road is shown on the survey as a 100-foot right-of-way with a 31-foot asphalt roadway. This roadway and surrounding commercial corridor context differ materially from the district’s more intact residential interior blocks.

The parcel’s small size, irregular configuration, existing frontage condition, and limited site area create practical constraints for safe standalone residential use, access, parking, circulation, maintenance, and reuse. The structure has reportedly been vacant for approximately 25 years and has generated recurring concerns related to deterioration, animal intrusion/odor, nuisance conditions, and unauthorized occupancy.

Photographs show fencing, no-trespassing signage, barred windows, deteriorated exterior materials, debris, roof patching, damaged canopy/carport elements, and significant overgrown vegetation around portions of the building. These conditions indicate that the property is not presently contributing to the active residential character or visual quality of the district. Continued preservation of the structure is unlikely to produce restoration or beneficial occupancy and is more likely to perpetuate vacancy, deterioration, nuisance conditions, and unsafe access at the district edge.

3. Future utilization of the site

Structural Assessment / Existing Condition Statement

Applicant has not yet obtained a formal structural engineering report. A contractor has informally reviewed the property, and applicant may supplement this application with additional contractor or professional documentation if requested by staff or required prior to hearing.

Based on existing-condition photographs and applicant's observations, the structure appears to have experienced long-term vacancy, deferred maintenance, roof patching, deteriorated exterior finishes, deteriorated canopy/carport elements, accumulated debris, overgrown vegetation, and security/no-trespassing conditions. These conditions are consistent with a structure that has not functioned as an active residential use for an extended period.

Applicant is requesting demolition approval based on the structure's long-term vacancy, deteriorated condition, nuisance concerns, limited architectural significance, Bartow Road frontage, parcel constraints, and lack of practical standalone residential reuse. Applicant will coordinate with staff regarding any additional documentation needed to evaluate the structure's condition prior to the Historic Preservation Board hearing.